



Lancaster Close, Hamstreet

Ashford, Kent, TN26



DESCRIPTION

A beautifully presented modern home well situated in the popular village of Hamstreet. The spacious accommodation includes an entrance hall, cloakroom, kitchen diner, sitting room, family bathroom and an en-suite shower room. This attractive property benefits from central heating, front and rear gardens, a detached garage and off road parking for up to 4 cars.

LOCATION

The village of Hamstreet offers some good local amenities including post office stores, primary school, nursery school, doctors surgery with dispensing chemists, restaurant and dentist. Hamstreet Railway station provides easy access to Ashford International Station with a fast service to London. The M20 motorway can be accessed at Ashford and the market town of Ashford also provides excellent amenities including secondary schools, supermarkets and shopping.

Services: Mains electricity, water and drainage. Communal LPG gas heating.

Tenure: Freehold

EPC: TBC

Council Tax: Band E

Local Authority: Ashford Borough Council

Flood Risk: Very Low (source Gov.UK)

Mobile Phone Signal: Yes

Broadband: Superfast 80 mbps /Ultrafast 1800 mbps (source OFCOM)





Entrance Hall Tiled floor. Room temperature thermostat. Under stair storage cupboard and drawers. Radiator. Stairs to first floor.

Cloakroom Low level close coupled wc, wash hand basin with tiled splashback. Tiled floor. Extractor fan.

Kitchen/Diner A range of floor and wall mounted kitchen storage units with ample work surface and 1½ bowl sink with mixer tap. Integrated appliances comprise 4 burner gas hob with extractor hood and light over, two electric ovens, dishwasher and fridge freezer. Ample space for a dining table. Double leaf sliding glazed door to the rear garden. Built in cupboard with shelf and plumbing for washing machine and dryer.

Sitting Room Recessed shelving with media wall electric heater and space for a television. Radiator.

First Floor Landing Radiator. Airing cupboard housing a hot water cylinder and shelving. Stairs to second floor.

Bedroom Radiator. Built in cupboards.

Bedroom Radiator. Built in wardrobes.

Family Bathroom Matching white suite comprises wash hand basin, low level close coupled wc, bath with shower over and pivot shower screen. Tiled splashbacks. Towel heater. Shavers socket. Extractor fan.

Bedroom Radiator.

Second Floor

Bedroom Built in wardrobe cupboards. 2 Radiators. Television and telephone points. Room temperature thermostat. Access to roof void.

En Suite Shower Room White suite comprises wash hand basin with mixer tap, low level close coupled wc, shower enclosure. Tiled splashbacks. Extractor fan. Towel heater. Built in cupboard.

Garage A detached single garage currently used as a gym. Boarded eaves storage. Light and power. Up and over garage door.

Outside The rear garden is fully enclosed and mostly laid to artificial lawn. Paved patio area. Outside tap. Pedestrian gate to side. Driveway providing off road parking for up to 4 cars. To the front there is a small area of lawn with shrubs, borders and a tree.

Agents Notes

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. Equipment and the electrical circuits have not been tested nor has any heating, plumbing or drainage system. Purchasers should check that the land offered is the 'whole or a part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Fixtures listed in these details may be available as part of the sale. Purchasers are advised to check the fixtures list as provided at the time of sale by the solicitor.

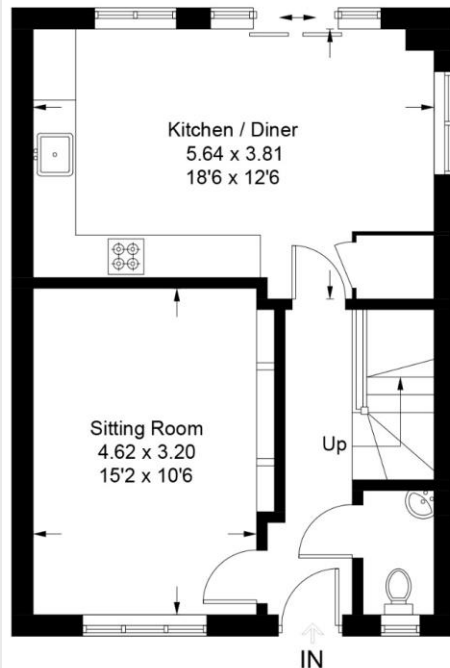
Viewing

Strictly by prior appointment with the agents, Angela Hirst Surveyors and Valuers on 0845 521 1980.

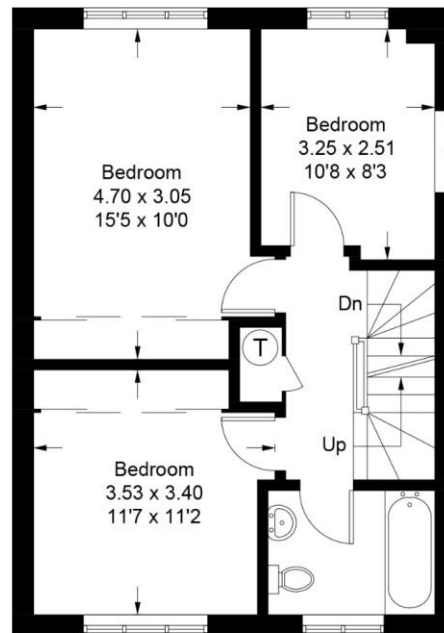




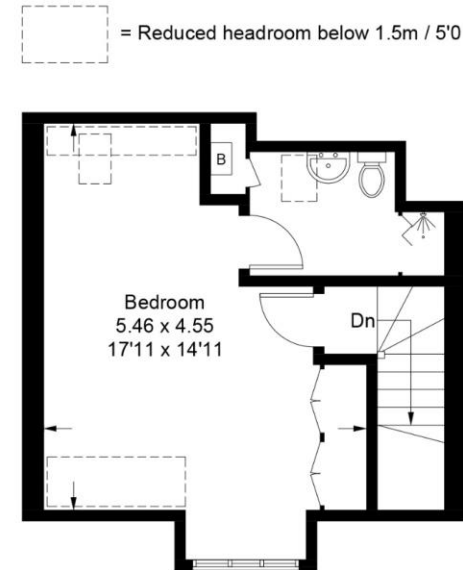
Approximate Gross Internal Area
 Ground Floor = 46.9 sq m / 505 sq ft
 First Floor = 46.6 sq m / 502 sq ft
 Second Floor = 30.3 sq m / 326 sq ft
 Garage = 16.2 sq m / 174 sq ft
 Total = 140.0 sq m / 1507 sq ft



Ground Floor = 46.9 sq m / 505 sq ft

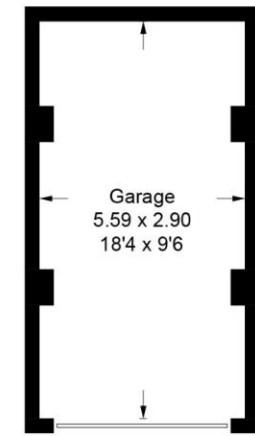


First Floor = 46.6 sq m / 502 sq ft



Second Floor = 30.3 sq m / 326 sq ft

 = Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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