



Peter Buswell
Independent Family Estate Agents

Ideally Located to Sissinghurst Village and Schools

Guide Price £325,000

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Situated in the heart of the charming and well-connected Sissinghurst village, this beautifully presented two-bedroom mid-terrace home offers spacious and versatile accommodation.

Upon entering through the front door, you are welcomed into a bright entrance hall with a staircase leading to the first floor. A door opens into the well-appointed kitchen, featuring a range of modern wall and base units with soft-closing doors, a marble-effect worktop, and tiled splashbacks. Integrated appliances include a *Hotpoint* dishwasher, built-in *Hotpoint* double oven, and *Hotpoint* electric hob. There is also ample space for a freestanding fridge/freezer and a useful larder cupboard for additional storage.

The living/dining room is a generous and inviting space, ideal for both relaxing and entertaining, with a large double-glazed window to the side and sliding doors opening into the conservatory, a lovely spot to enjoy views of the garden all year round.

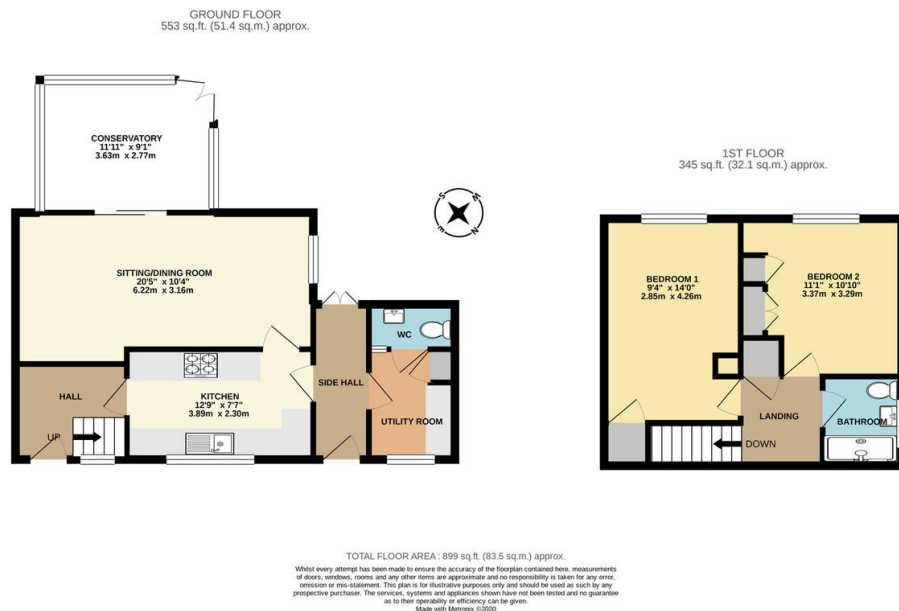
From the kitchen, a door leads into an inner lobby, which provides access to both the front and rear of the property. From here, a step leads into a practical study/utility room, complete with plumbing for a washing machine and tumble dryer, a *Potterton* gas boiler, and a storage cupboard. There is also a cloakroom with a low-level WC and wash hand basin.

Upstairs, the first-floor landing offers access to two comfortable double bedrooms and the modern bathroom, which comprises a walk-in shower, vanity unit with wash hand basin, and low-level WC. An airing cupboard and loft access provide further storage options.

Outside, the rear garden extends to approximately 60ft, enclosed by fencing and mature hedging to create a private and peaceful space. The garden is mainly laid to lawn with flower bed borders.

A particular highlight is the detached modern garden studio, offering a versatile and stylish additional space. Fully insulated and double glazed, it is ideal as a home office or hobby room, providing a quiet and private retreat within the garden.





- GUIDE PRICE £325,000 TO £350,000
- TWO BEDROOM SEMI DETACHED HOUSE
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- MODERN FITTED KITCHEN & SEPARATE UTILITY ROOM
- PRETTY LIVING ROOM/ DINER & CONSERVATORY
- MODERN FITTED BATHROOM
- GENEROUS REAR GARDEN WITH A MODERN GARDEN STUDIO
- COUNCIL TAX BAND C
- EPC RATING D
- CRANBROOK SCHOOL CATCHMENT AREA

