



MOLONEY COUNTRY PROPERTY



33 STREAMPIT LANE SANDHURST



33 STREAMPIT LANE, SANDHURST, KENT. TN18 5LB

CHAIN FREE. A 3 BEDROOM SEMI DETACHED BUNGALOW OFFERING SCOPE FOR REFURBISHMENT AND UPDATING IN SOUGHT AFTER, TUCKED AWAY LOCATION. PREVIOUSLY EXTENDED NOW COMPRISING 3 DOUBLE BEDROOMS, SPACIOUS DOUBLE RECEPTION ROOM, KITCHEN. SINGLE GARAGE, FRONT GARDEN, GOOD SIZED ENCLOSED REAR GARDEN. WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA.

ACCOMMODATION LIST: ENTRANCE HALL, DOUBLE SITTING/DINING ROOM, KITCHEN, 3 BEDROOMS, BATHROOM. DRIVEWAY TO THE SIDE, SINGLE DETACHED GARAGE, FRONT GARDEN, GOOD SIZED ENCLOSED REAR GARDEN. OFCH.



UPVC front door with obscured glazed panel to side to:

ENTRANCE HALL: Matching panel doors to all rooms. Loft hatch. Meter cupboard.

SITTING/DINING ROOM: Wooden floor, coved ceiling. Fire surround inset with electric coal effect fire. TV point. Archway to dining room with UPVC double glazed patio doors leading out to the rear garden. Wall light points. Two ceiling light/fans. Door to:

KITCHEN: UPVC double glazed window to the side, door leading out to the rear garden. Fitted with neutral, wood edged laminate base and wall units with laminate worktop over, inset with one and a half bowl, single drainer, stainless steel sink unit. Electric cooker point, plumbing for washing machine, space for tumble dryer. Tiled splash-backs, coved ceiling, fluorescent tube light. Camray oil fired boiler. Laminate floor.

BEDROOM ONE: UPVC double glazed window to the front. Coved ceiling. Range of wardrobe cupboards with hanging rails and shelves.

BEDROOM TWO: UPVC double glazed window to the side. Coved ceiling. Airing cupboard housing hot water tank with slatted shelf over.

BATHROOM: UPVC obscure double glazed window to the side. Fitted with white suite comprising back to wall WC, hand basin set into double doored vanity unit & panelled bath with Mira shower over. Vinyl floor, inset ceiling lights, coved ceiling.

PRICE GUIDE £ 345,000



BEDROOM THREE: UPVC double glazed window to the front. Coved ceiling.

OUTSIDE: The property is approached from the road over a concrete driveway with hard standing to the side, providing extra parking, leading to the detached single garage, which has light and power connected and a personnel door to the rear. Outside lights. The front garden is open plan and mainly laid to lawn. A wooden gate gives access to the rear garden which is mainly laid to level lawn with steps leading down to a lower paved terrace for alfresco eating. Fenced and hedged borders to all sides. Timber garden store.

SERVICES: Mains electricity, water and drainage are connected. Oil fired central heating.

FLOOR AREA: 89 m² (958 ft²) Approx.

EPC RATING : 'E'

LOCAL AUTHORITY: Tunbridge Wells Borough Council.

COUNCIL TAX BAND: 'B'

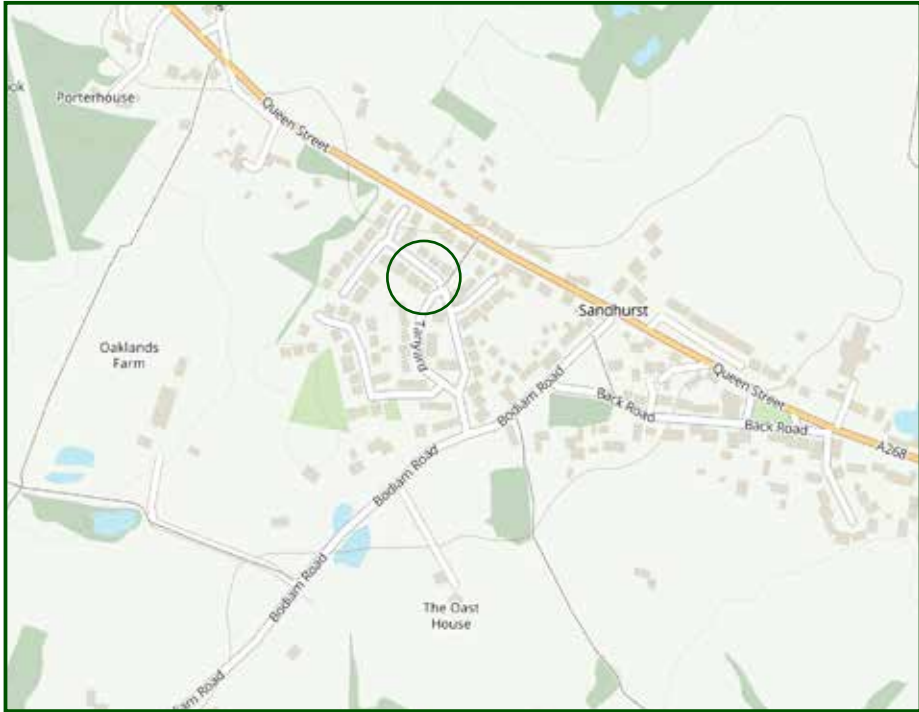
TRANSPORT LINKS: For the commuter Etchingham and Staplehurst stations provide services to London Bridge, Waterloo, Charing Cross, Cannon Street. The Motorway network (M25) can be easily accessed at Junction 5 (A21) north or Sevenoaks.

DIRECTIONS: Travelling on the A268 Hawkhurst - Rye road, continue into the village of Sandhurst, turning into Bodiam Rd, in the centre of the village. After a short distance turn right into Tanyard and immediately right again into Poundfield, continue into Streampit Lane, No.33 will be found after a short distance on the left hand side of the road.

What3Words (Location): [///fidgeting.ghost.motivate](https://www.what3words.com/#!/en////fidgeting.ghost.motivate)

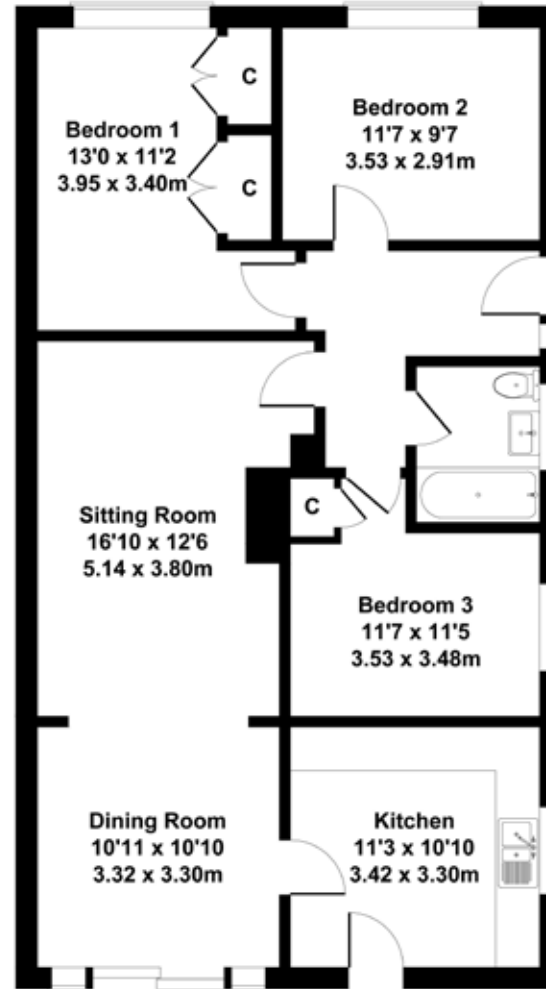
VIEWING: All viewings by appointment only. A member of our team will conduct all viewings, whether or not the vendors are in residence.



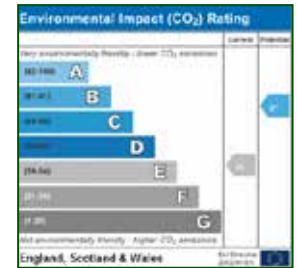
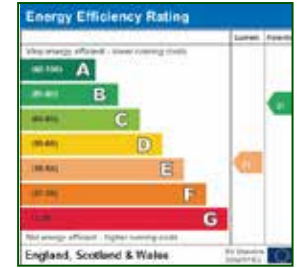


IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

Approximate Gross Internal Area
958 sq ft - 89 sq m



Not to Scale.
For Illustrative Purposes Only.



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