

RADFORDS

ESTATE AGENTS

3 THE HAWTHORNS, TALBOT ROAD, HAWKHURST, KENT TN18 4LW



PRICE £ 254,750 FREEHOLD

AN IMMACULATELY PRESENTED TWO BEDROOMED MID-TERRACED PROPERTY IN THE DESIRABLE MOORS AREA OF HAWKHURST WITH PRIVATE OFF-ROAD PARKING

ENTRANCE PORCH, KITCHEN, SITTINGROOM, TWO BEDROOMS, BATHROOM, FRONT AND REAR GARDENS, DESIGNATED OFF-ROAD PARKING AND VISITORS PARKING, CRANBROOK SCHOOL CATCHMENT AREA

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VIEWING

Strictly by appointment through the Agent as above.

DIRECTIONS

From the traffic lights in the centre of the village, proceed South down Highgate Hill (A229) in the direction of Bodiam and Hastings. Upon reaching The Moor, turn right, and then right again at the T-junction into Talbot Road. The property can be found further along on the right-hand side with our For Sale board outside.

DESCRIPTION

The property is located on a quiet lane close to the popular Moor Area within Hawkhurst. Built in the 1980s, this two-bedroomed, mid-terraced house is presented in immaculate condition throughout. The property includes a private designated off-road parking space, and the share of five private visitors parking spaces.

Hawkhurst has a varied selection of shops from independent boutiques and gift shops, a chemist, butchers and bakers to larger supermarket chains (Waitrose and Tesco). The village also benefits from a doctors surgery, several pubs and restaurants, Independent Kino cinema, and a vast selection of recreational sporting facilities nearby. The nearby towns of Tunbridge Wells and Cranbrook offer additional facilities.

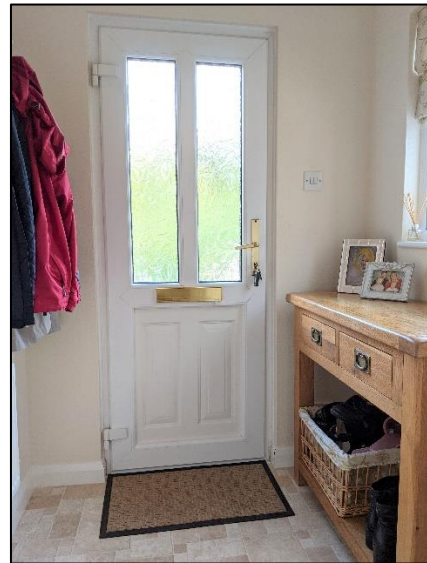
The area is well-supplied with excellent private and state primary and secondary schools catering for all abilities, and the property falls within the Cranbrook School Catchment Area.

The accommodation with approximate dimensions comprises:

Steps from street level up to Front Door leading into:

ENTRANCE PORCH

5'0" x 4'03". Window to side. Radiator. Pendant light fitting. Vinyl flooring.



KITCHEN

11'09" X 7'11". Window to front. Range of base and eye level units with laminate worksurface and tiled splashback. 1½ stainless steel sink with mixer tap. Breakfast bar. Gas cooker with grill, oven, 4 hobs, and stainless steel extractor hood above. Space for undercounter fridge, freezer and washing machine (although the tall cupboard would accommodate an integrated fridge freezer freeing up space for an under counter dishwasher/tumble dryer if desired). Worcester gas boiler. Seven downlighters, and undercounter lights. Radiator. Vinyl flooring.



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SITTING ROOM

14'04" X 11'11". Window to rear and French door to rear garden. Coal-effect gas fire in marble surround and hearth with wooden mantle shelf. Radiator. Pendant light fitting and two wall-lights. Fitted carpet.



Carpeted stairs from Sitting Room to **FIRST FLOOR LANDING**
Loft access (part-boarded and with light).
Pendant light fitting. Fitted carpet.

BEDROOM ONE

10'11" X 8'08". Window to rear. Built-in wardrobe and built-in small storage cupboard. Radiator. Pendant light fitting. Fitted carpet.



BEDROOM TWO

9'06" X 5'10". Window to front. Built-in wardrobe (housing hot water cylinder). Radiator. Pendant light fitting. Fitted carpet.



BATHROOM

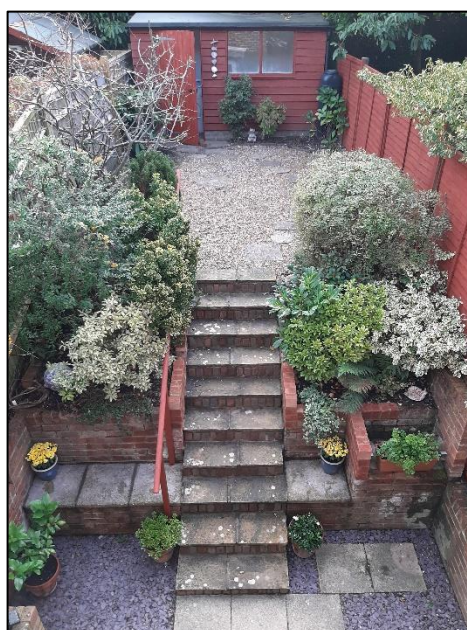
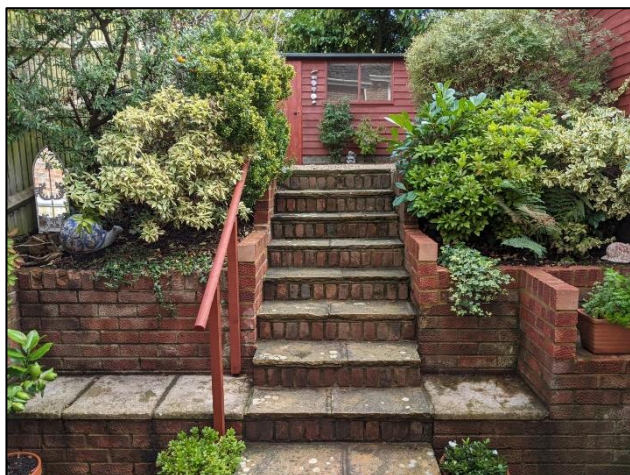
6'05" X 5'07". Opaque window to front. Panelled bath with electric pumped shower over. Pedestal handwash basin. WC. Heated towel rail. Part-tiled walls. Ceiling light fitting. Tiled floor.



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OUTSIDE

To the FRONT of the property lies a front garden with steps from street level leading up to the front door. THE REAR garden has a paved and gravelled patio area immediately outside the house with an electric sun canopy over, raised flower beds, and steps leading up to the upper level with further gravelled area and useful large outbuilding with light and power and suitable for multiple uses.



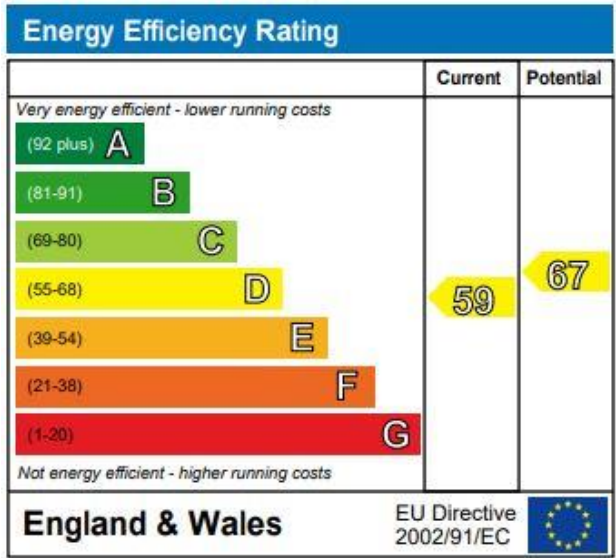
Street View

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COUNCIL TAX

Tunbridge Wells Borough Council Tax Band: C

ENERGY PERFORMANCE RATING



EPC Rating : D

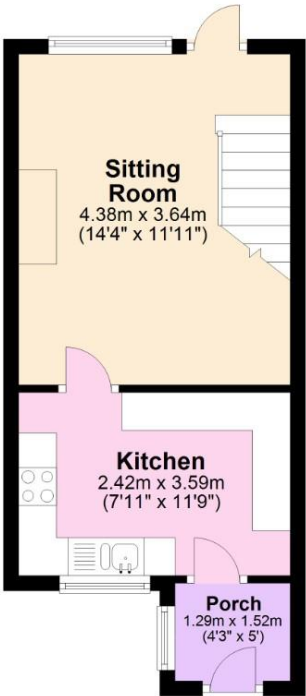
MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.

FLOORPLANS

Ground Floor
Approx. 26.9 sq. metres (289.2 sq. feet)



First Floor
Approx. 25.1 sq. metres (270.3 sq. feet)



Total area: approx. 52.0 sq. metres (559.5 sq. feet)