

## Hurst Green

£395,000

Available with no onward chain. A recently modernised three bedroom link detached house. The stylish interconnecting living space is complete with a new modern fitted kitchen, dining area with sliding patio doors to the generous garden and a spacious living room. Three bedrooms and new modern family bathroom upstairs. Garage and parking. New heating system & 'Worcester' boiler.



## LOCATION

Hurst Green is well served for everyday needs with a village store, post office and restaurants. A more comprehensive range of shopping and leisure facilities can be found in Tunbridge Wells. There is a large selection of schools in the area including Benenden, Tonbridge, Holmewood House Preparatory School, Claremont Preparatory and Senior School and Vinehall Preparatory School. Local primary schools, comprehensive and grammar schools can also be found in nearby Tunbridge Wells and Tonbridge. The Ian Woosnam designed Dale Hill golf course is close by in Ticehurst. Bewl Water Reservoir offers a variety of activities including water sports, fishing, cycling and walking. National Trust properties including Scotney Castle, Batemans and Bodiam Castle are within the local area. The region also offers the attraction of Bedgebury Forest and Pinetum where activities include walking, cycling, horse riding and abseiling.

Direct commuter rail services to London Bridge, Cannon Street, Waterloo East and Charing Cross can be found at Etchingham or Robertsbridge stations.

## FRONT

The garden to the front of the property is mainly laid to lawn. The driveway provides parking for two vehicles with access to the garage.

## ENTRANCE HALL

UPVC opaque multi paned front door with double glazed opaque windows to side. Radiator. Stairs to first floor with an under stairs storage cupboard. Oak faced door to kitchen. Tiled ceiling spotlights.

## KITCHEN/DINER

Dual aspect with double glazed windows to the rear and side and double-glazed sliding patio doors leading to the patio and garden. Newly fitted kitchen with modern wall and base kitchen units and a marble effect work top with a stainless steel one and a half bowl sink unit and swan neck mixer tap. Integrated fridge/freezer and slimline dishwasher. A built in 'Bosch' electric oven and a 'Neff' electric hob with extractor hood over. Space and plumbing for an automatic washing machine. Tiled floor. Radiator. Ceiling spotlights. Oak faces doors to living room and garage.

## LIVING ROOM

Double glazed windows overlooking rear garden. Radiator. TV point. Carpeted.

## STAIRS/FIRST FLOOR LANDING

Oak faced doors to bedrooms and bathroom. Storage cupboard.

## BATHROOM

Opaque double-glazed windows to rear. New fitted bathroom suite comprising of a panelled bath with overhead shower and shower screen. Vanity unit enclosed wash hand basin. Low level WC. Shaving point. Radiator.

## BEDROOM ONE

Double glazed windows overlooking rear garden. Radiator. Carpeted.

## BEDROOM TWO

Double glazed windows overlooking front garden. Carpeted. Radiator.

## BEDROOM THREE

Double glazed windows overlooking front garden. Radiator.

## REAR GARDEN

The South West facing fence and wall enclosed garden is laid to lawn with mature trees, shrubs and flower bed borders and a raised 15-foot patio area. There is gated access to side and front. Outside water tap.

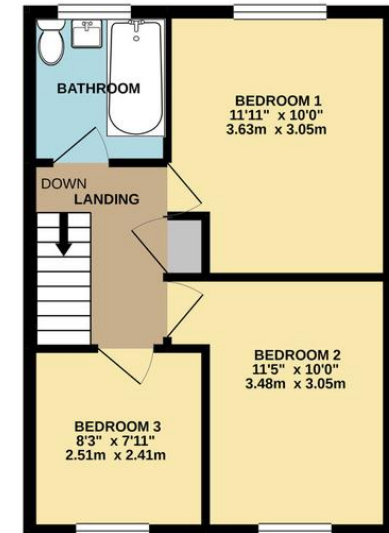
## GARAGE

Double wooden entrance doors. Power points. Built in storage.

GROUND FLOOR  
655 sq.ft. (60.8 sq.m.) approx.

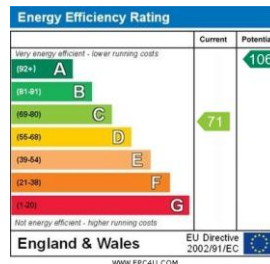


1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (96.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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