

Hawkhurst

Guide Price £250,000 to £260,000

A two-bedroom semi-detached house with an additional loft room. Ideally located to Hawkhurst village centre. The accommodation retains some character features including beams and stripped wood doors and would benefit with some general modernisation. To the rear of the property is a sunroom which looks out on to the pretty 55ft rear garden. Available with no onward chain. CSCA



LOCATION

Situated in the Wealden village of Hawkhurst, which provides good day to day facilities including Supermarkets, (Waitrose & Tesco), Butchers, Bakers, Doctors surgery, Chemist, Restaurants, Kino digital cinema, Golf/Tennis & Squash clubs, Pub, Hotel, Dry cleaners, Vets as well as a range of independent stores. The nearby towns of Tunbridge Wells, Cranbrook & Tenterden offer additional facilities. In addition, there are many sporting facilities in the area including several golf clubs, equestrian centres & sailing at Bewl Water. It is also within easy reach of Bedgebury Pinetum which offers miles of cycling, walking and running trails.

Main-line rail services into London Charing Cross, London Bridge and Cannon Street, can be found at nearby stations - Staplehurst or Etchingham take approx. 1 hr.

Excellent education opportunities exist within the area in both the private and state sector. The property falls within the favoured Cranbrook School Catchment Area (CSCA).

KITCHEN

Opaque upper glazed entrance door to side. Double glazed window to side. Wall and base kitchen units with a single sink and mixer tap. Space and plumbing for automatic washing machine and dishwasher. Built in electric oven with a four ring gas hob above and an extractor canopy over. Space for tumble dryer. Tiled splash back. Inset ceiling spotlights. Radiator. Cupboard housing the 'Worcester' gas boiler. Stairs to first floor. Doors to living room and bathroom. Entrance to conservatory.

CONSERVATORY

Double glazed with blinds. Double glazed door to rear garden. Wall mounted electric heaters. Electric points.

LIVING ROOM

Double glazed window to front. Front door. Gas coal effect fireplace with Victorian iron surround. Cupboard to side of chimney breast. Radiator. Exposed ceiling timber beams.

BATHROOM

Opaque double-glazed window to rear. Panelled bath with tiled splash back. Pedestal wash hand basin. Low level WC. Radiator. Exposed ceiling timber beams.

STAIRS/FIRST FLOOR LANDING

Doors to bedrooms one and two.

BEDROOM ONE

Double glazed windows to front. Radiator. Wall and ceiling timber beams. Built in storage cupboard.

BEDROOM TWO

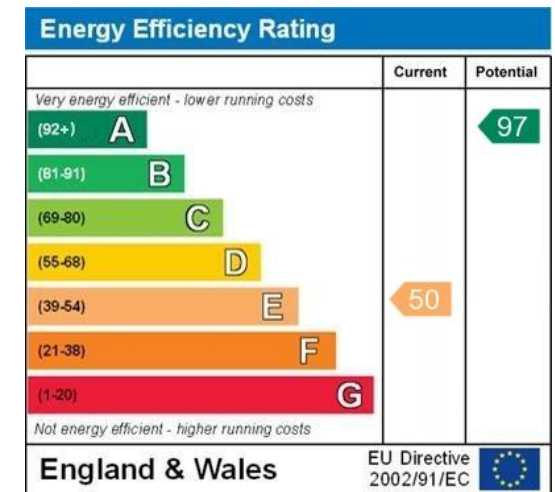
Double glazed window to rear. Radiator. Built in cupboard. Wall and ceiling exposed timber beams. Wooden staircase to loft room.

LOFT ROOM

Double glazed windows to side. Eaves storage cupboards. Radiator. Exposed ceiling timber beams.

REAR GARDEN

The rear garden is fence and hedge enclosed with layered levels including a decked seating area directly to the rear of the property which leads on to an area laid to slate shingle with steps up to two additional paved seating areas. There is gated side access leading to the front.



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