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 Buswell  
Independent Family Estate Agents

# No Through Road In Hawkhurst

Guide Price £300,000

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Situated in a peaceful location away from a main road and within walking distance from the Hawkhurst Colonnade shops, this delightful two-bedroom house offers a perfect blend of comfort and convenience. With parking for two cars to the front, a small entrance hall welcomes you into the home, where stairs lead up to the first floor and a door opens into the spacious living room. Featuring a bay window to the front that fills the room with natural light, this inviting space also boasts a stunning open fireplace perfect for those winter evenings.

An open doorway leads from the living room into the generously-sized kitchen/diner, fitted with kitchen units and offers an ideal space for family meals or entertaining guests. From here, a door opens into the bright conservatory, which provides additional living space with direct access to the garden. Adjoining the conservatory is a practical utility room and a convenient downstairs shower room.

The private rear garden is mainly laid to lawn, perfect for outdoor activities or relaxation, and includes a large timber shed for extra storage. Upstairs, you will find two spacious double bedrooms, both filled with natural light, and a family bathroom.

This charming home offers a tranquil lifestyle with easy access to local amenities, making it an ideal choice for those seeking a quiet yet convenient location.





- GUIDE PRICE £300,000 TO £310,000
- LIVING ROOM WITH FIREPLACE
- CONSERVATORY WITH ADJOINING UTILITY & SHOWER ROOM
- REAR GARDEN WITH TIMBER SHED
- EPC RATING D
- TWO BEDROOM MID-TERRACE HOUSE
- GENEROUS KITCHEN/DINER
- FAMILY BATHROOM
- OFF ROAD PARKING FOR TWO CARS
- COUNCIL TAX BAND C



Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		