



## HAMSTREET

3 BEDROOM DETACHED | DOUBLE BEDROOMS | POPULAR VILLAGE LOCATION | OFF ROAD PARKING & WORKSHOP | SPACIOUS KITCHEN DINER | FAMILY SUN ROOM | UTILITY ROOM | EPC F

**Offers In Excess Of: £350,000**

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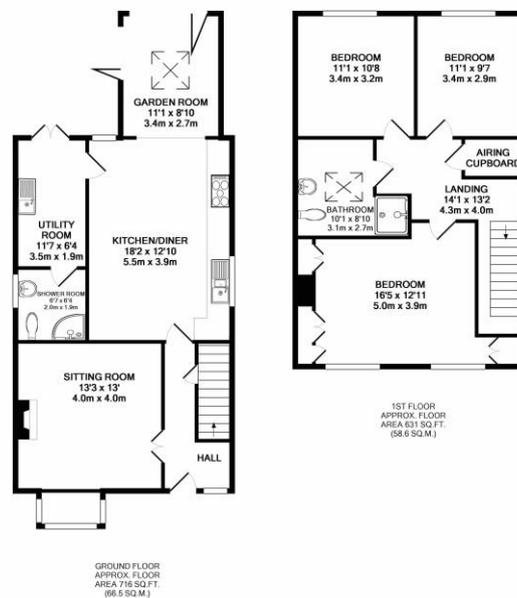
Spacious three bedroom detached family home with off road parking and workshop, located in the popular village of Hamstreet and only a short walk from the mainline station and local school.

The accommodation offers entrance hall leading to sitting room with bay window, built in storage and feature log burner, stairs to first floor with storage beneath, and an open plan kitchen/diner and sun room. The kitchen features a range of wall and base units with space for appliances, built in bench seating which can accommodate a large dining table, and doorway to a utility room with access to rear garden, storage and space for appliances and doorway to downstairs WC and shower room. The sun room is a fantastic addition to this home with access to outside, offering a perfect space for a family to relax and enjoy the home and garden.

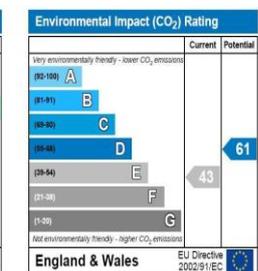
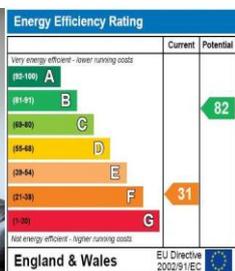
The rear garden is mainly laid to lawn and a gate provides side access to the front of the home. The front offers off road parking and a workshop.

Hamstreet offers a village primary school and nursery, doctors surgery with dispensing chemist, post-office, convenience store, coffee shop, public house, hairdressers and dentist, as well as a takeaway and popular restaurant. The Sports Pavilion overlooks the recreation field and tennis courts, and the woodland nature reserve is only a short distance away.

The village has a train station offering regular services into Ashford International, where the Eurostar trains depart for the continent as well as the high-speed service to London St Pancras (a journey of approx. 37 minutes), or services to Rye, and onwards to Brighton. By road, the A2070 bypass provides access towards Junction 10 of the M20.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of floors, 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. Made with Metropix 02/19



**VIEWING ARRANGEMENTS** By appointment with Hunters 102 High Street, Tenterden, Kent, TN30 6HT | 01580 763278  
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