

**RUSH  
WITT &  
WILSON**



**Willow Cottage, Northgrove Road, Hawkhurst, Kent, TN18 4AP.  
£279,000 OIEO**

**An attractive two bedroom semi-detached property conveniently positioned within a stone's throw from Hawkhurst Village High Street. Accommodation to the ground floor enjoys a spacious entrance hall with cloakroom leading to an open plan Kitchen / Living / Dining room with bi-folding doors to a rear terrace. To the first floor a generous are two double bedrooms and modern family bathroom suite. Outside offers a low maintenance and privately enclosed south facing paved courtyard garden with side lawn and gate leading to a block paved driveway for two vehicles. 10 Year build-zone warranty. Offered CHAIN FREE**



**Front**

Planted Buxus hedgerow to front with decorative Plum slate border, brick paved path leading Oak front door with decorative leaded viewing pane, close board fence to side.

**Entrance hall**

Laminate flooring, carpeted staircase to first floor landing with cupboard space below, radiator, internal door to cloakroom.

**Cloakroom**

Internal door, tile effect vinyl flooring, push flush WC, wall mounted wash basin with mirror, radiator, extractor fan, light.

**Kitchen / Living / Dining room**

22'6 x 15'5 narrowing to 8'6 to kitchen end (6.86m x 4.70m narrowing to 2.59m to kitchen end)

Internal door, Oak effect laminate flooring, double glazed window to front aspect, open access to living / dining room with bi-folding doors to rear, selection of fitted base and wall units with contemporary doors, wall mounted gas boiler, integrated oven with hob, extractor canopy and light over, space for fridge / freezer, inset basin with tap with rinser, ceiling downlights, further window to side aspect, radiator, selection of power points, space for dining table.

**Stairs and landing**

Carpeted staircase and landing, ceiling light

**Bedroom 1**

15'4 x 12' narrowing to 8'1 (4.67m x 3.66m narrowing to 2.46m)

Internal door, carpeted flooring, ceiling light, bay window to front aspect with radiator below, internal glazed window to landing over staircase, selection of power points.

**Bedroom 2**

9'3 x 8'5 (2.82m x 2.57m)

Internal door, carpeted flooring, radiator, bay window to rear aspect, selection of power points.

**Bathroom**

7'5 x 6'5 (2.26m x 1.96m)

Internal door, obscure glazed bay window to rear aspect, ceiling light, shower enclosure with screen door and contemporary shower mixer, push flush WC, white bath suite with coloured glass splash back, pedestal wash basin, chrome ladder heated towel rail, wall mounted mirror.

**Courtyard terrace**

South facing Indian Sandstone paved courtyard garden privately enclosed by panelled fencing with gate to driveway, external lighting and power point, bi-folding doors to main reception room, further area of lawn to side elevations.

**Parking**

Tandem driveway for two vehicles over a block paved drive to rear.

**Services**

Mains gas central heating system.

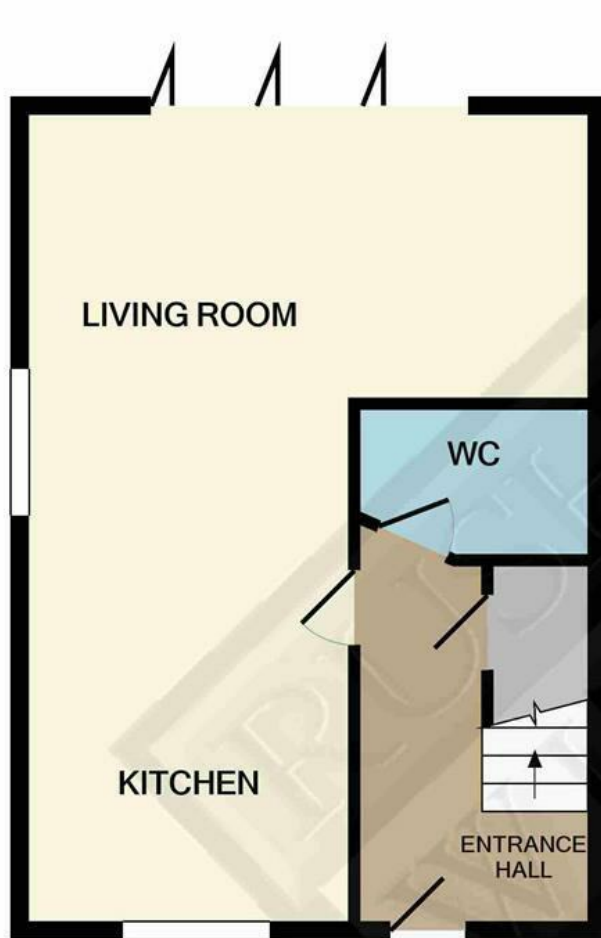
Mains drainage.

10 Year build zone warranty.

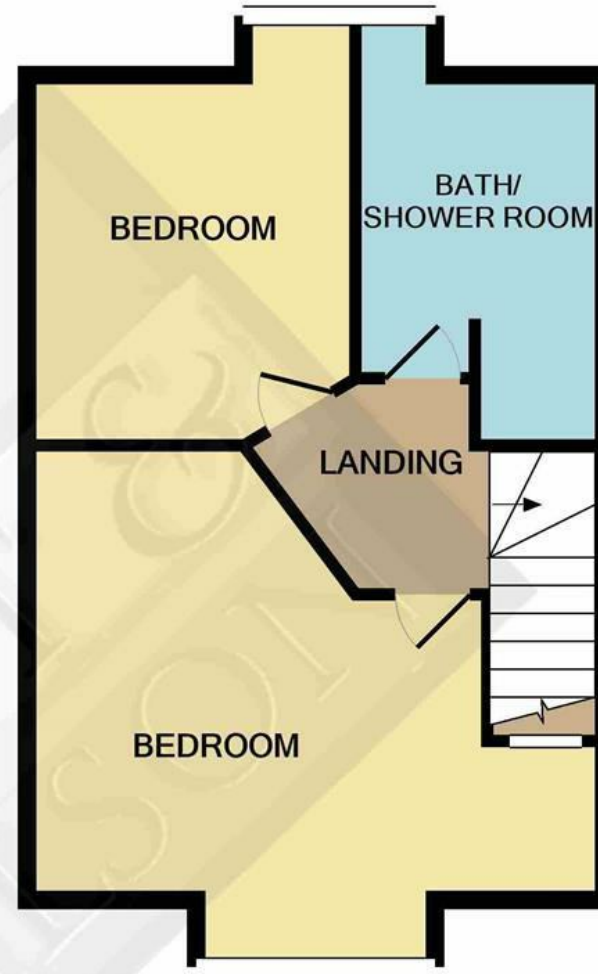
**Agents note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





GROUND FLOOR  
 APPROX. FLOOR  
 AREA 332 SQ.FT.  
 (30.8 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 351 SQ.FT.  
 (32.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 682 SQ.FT. (63.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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