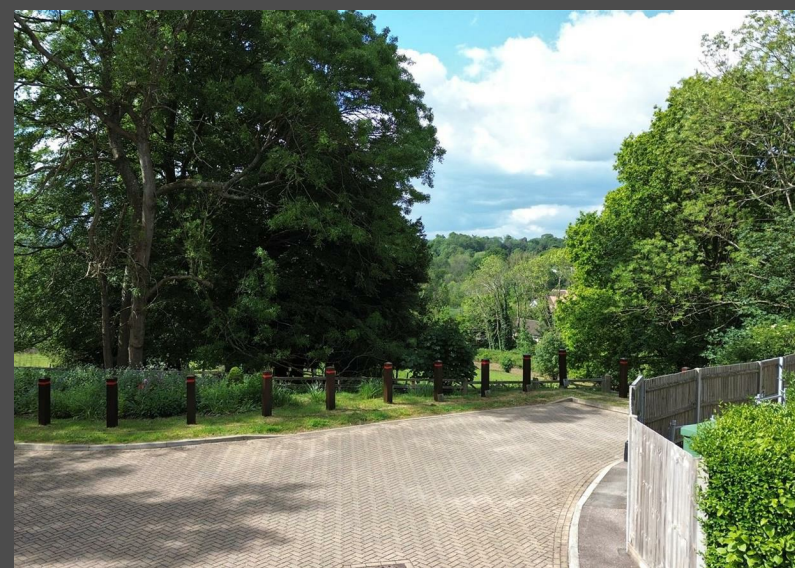


**RUSH
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**18 Woodham Close, Hawkhurst, Kent, TN18 5AQ.
£410,000 Freehold**

An immaculately presented two bedroom semi-detached house located within a quiet residential position of Hawkhurst village backing onto woodland. Constructed in 2019 by Bellway Homes, this delightful home provides a bright and spacious living space arranged over two floors whilst also providing incredibly low maintenance and retaining three years of its NHBC. Principal accommodation comprises an open plan kitchen/living/dining room with fitted appliances, useful understairs storage and ground floor wc. To the first floor enjoys two generous bedrooms with partial far reaching views to the front and wooded backdrop to the rear complimented by a well appointed family bathroom suite. Externally the property offers an incredibly private rear garden with full width paved terrace providing an alfresco dining area complete with garden shed and lower area of lawn hosting a variety of well stocked planted borders. To the front provides off road parking under a covered car port, with further visitor parking available within the close. The property is conveniently located to the high streets colonnade shops, Tesco & Waitrose supermarkets, various restaurants, popular Kino cinema and the well regarded village primary school. The A21 is within close proximity and just 5 miles from Etchingham mainline station offering a regular service to London Charing Cross.



Covered Entrance

Composite front door with obscure viewing pane leading into:

Open Plan Kitchen/Living/Dining Room

13'2 x 23'4 narrowing to 9'3 (4.01m x 7.11m narrowing to 2.82m)
Wood effect Karndean flooring, upvc bay window to the front with radiator in, pendant lighting, understairs storage cupboard with hanging rail housing the consumer unit with power points, heating thermostat, radiator. To the kitchen end there is a upvc window to the rear aspect with recessed downlights, fitted base and wall units with contemporary doors and black door furniture, stone effect laminated countertop, inset one and a half stainless bowl with drainer and tap, integrated Zanussi dishwasher, undermounted Zanussi oven and grill, four ring gas burner with fitted extractor canopy and lighting, tiled splashbacks, integrated fridge/freezer, extractor fan. Door leading to:

Rear Lobby

Wood effect Karndean flooring, radiator, part glazed external door to the rear.

Cloakroom/WC

6'3 x 3'2 (1.91m x 0.97m)
Wood effect Karndean flooring, back to wall push flush wc, wall hung hand basin with ceramic wall tiling.

First Floor

Landing

Access panel to loft.

Master Bedroom

9'8 x 16'7 (2.95m x 5.05m)
Two upvc windows to the front, radiator below, thermostat.

Bedroom Two

9'5 x 10'9 (2.87m x 3.28m)
Upvc window to the rear aspect with radiator below and a woodland outlook across the back of the garden.

Family Bathroom

6'6 x 7' (1.98m x 2.13m)
Obscure upvc window to the rear, chrome heated towel radiator, back to wall push flush wc, wall mounted hand basin, tiled splashback, shaver point, panelled bath/shower with shower screen and shower mixer, recessed downlights and extractor.

Outside

Front of Property

High level brick wall with high level fence and gate leading to the rear, additional visitor parking bay and the property enjoys a semi-rural aspect with frontal views and backing onto a woodland area, planted front borders.

Rear Garden

Full width paved terrace enjoying a beautiful outlook onto woodland, paved steps with wrought iron handrails extend onto a lower level of lawn which is enclosed by high level and feather edge close-board fencing, planted shrub and rose borders, shed, external lighting and external tap, high level fence and incorporating gate leading to the covered carport.

Covered Car Port

To the side of the property is a covered car port which is block paved and suitable for a single vehicle.

Services

Mains gas central heating system and is on mains drainage.

Agents Note

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

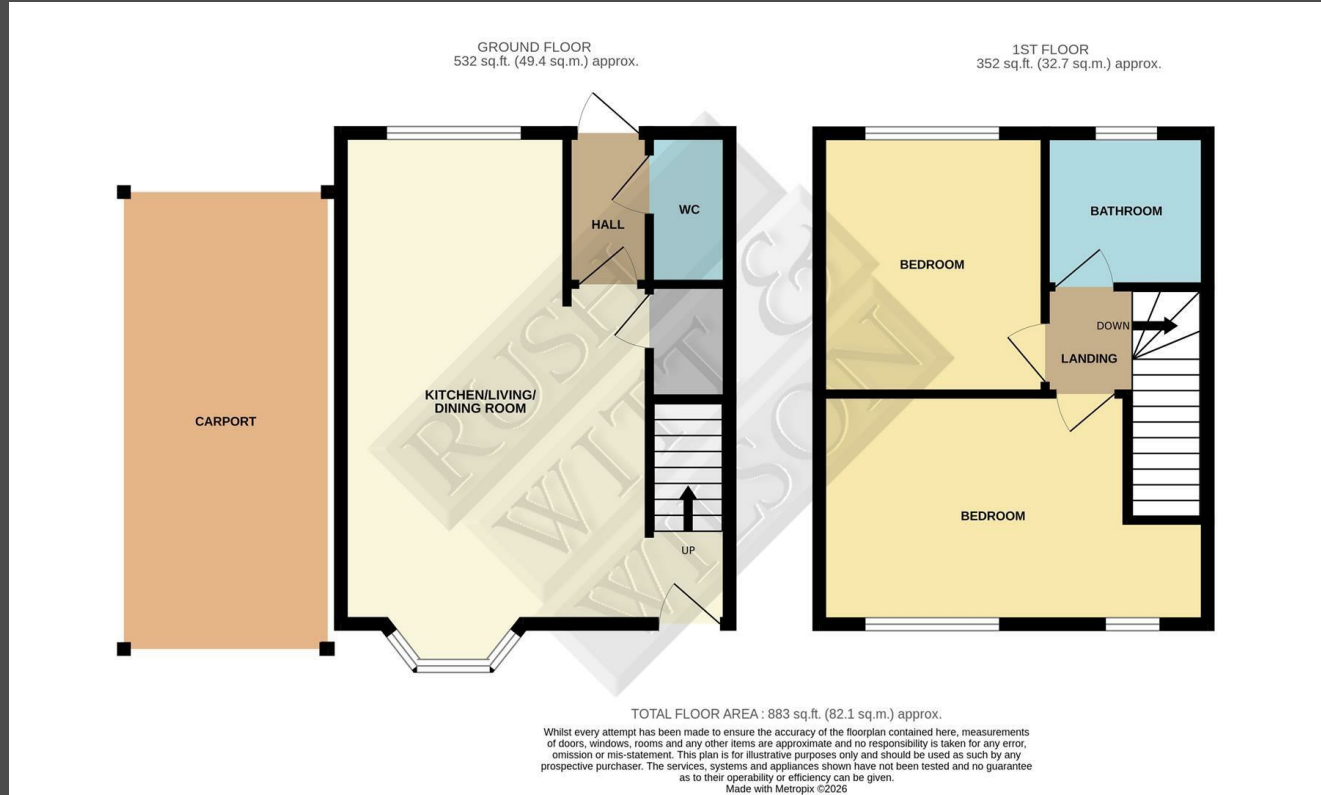
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		97	(92 plus) A		
(81-91) B		83	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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