

**RUSH  
WITT &  
WILSON**



**16 Fieldways, Hawkhurst, Kent, TN18 4HU.  
£225,000 Freehold**

**A delightful two bedroom end of terrace bungalow situated within a quiet residential area, fronting onto open countryside and offering close proximity Hawkhurst Village's popular High Street. Principle accommodation comprises a spacious main living room, kitchen / breakfast room with adjoining utility / store, two double bedrooms and well appointed bathroom suite. A generous attic space also provides potential to accommodate a loft conversion (subject to approved permissions from the local authority). Outside benefits from a private tiered rear garden with a variety of planted beds enclosed by panelled fencing. The front of the property enjoys a pleasant and well tended garden laid to lawn, paved terrace with south facing orientation, off road parking space and single garage. Offered CHAIN FREE.**



### **Front**

Herringbone block paved driveway to front leading to attached single garage, wall with gate to front garden, paved path to front elevations with six foot gate to side, front garden is laid to lawn with planted borders, paved terrace enjoying pleasant south-facing orientation fronting onto open fields, UPVC sliding door to entrance porch.

### **Porch**

UPVC sliding door to front, windows to side aspect, tiled flooring, ceiling light, additional sliding door to main hallway.

### **Hallway**

Accessed from porch via sliding door, ceiling light.

### **Living room**

13'6 x 12'8 (4.11m x 3.86m)

Internal door, carpeted flooring, UPVC window to front aspect, electric heater, chimney breast (boarded over and vented), selection of wall lights, additional ceiling light, power points, TV point, internal glazed door to kitchen / breakfast room.

### **Kitchen / breakfast room**

9'4 x 7'9 (2.84m x 2.36m)

Internal glazed door from living room, wood plank effect vinyl flooring, UPVC window to rear aspect, kitchen hosting a selection of fitted base and wall units with beech effect laminated doors beneath granite effect laminated work surfaces, single stainless bowl with mixer tap, tile splash backs, various above counter level power points, integrated Electrolux oven, four ring hob and pull extractor over, space for breakfast table, ceiling down lights, access panel to loft space above with pull down ladder, larder with built in shelving housing consumer unit, airing cupboard with slatted shelving, additional storage cupboard, full height UPVC door to utility /store, electric heater.

### **Utility / store**

12'4 x 4'7 (3.76m x 1.40m)

UPVC full height glazed door from kitchen, tile flooring, external obscure glazed door to rear garden with matching sidelight, power points and ceiling light.

### **Bedroom 1**

12'2 x 9'9 (3.71m x 2.97m)

Internal door, carpeted flooring, UPVC window to rear aspect with electric heater below, ceiling light, power points.

### **Bedroom 2**

9'9 x 8'2 (2.97m x 2.49m)

Internal door, carpeted flooring, UPVC window to front aspect with electric heater below, ceiling light, power points.

### **Bathroom**

7'8 x 5' (2.34m x 1.52m)

Internal door, ceramic tile flooring, UPVC obscure glazed window to rear aspect, ceramic

wall tiling, suite comprising white panelled bath and rinser attachment, pedestal wash basin with mixer tap, push flush WC, towel rail, ceiling down lights.

### **Rear garden**

Herringbone block path to rear providing access to side elevations, six foot gate to front, brick retaining wall incorporating a selection of tiered, brick edged planted beds with steps leading to a lawn to one end, further planted borders enclosed by panelled fencing with gate to rear.

### **Garage**

Manual up and over door to front.

### **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.

### **Services**

Electric heating.

Mains drainage.

Local Authority - Tunbridge Wells Borough Council.





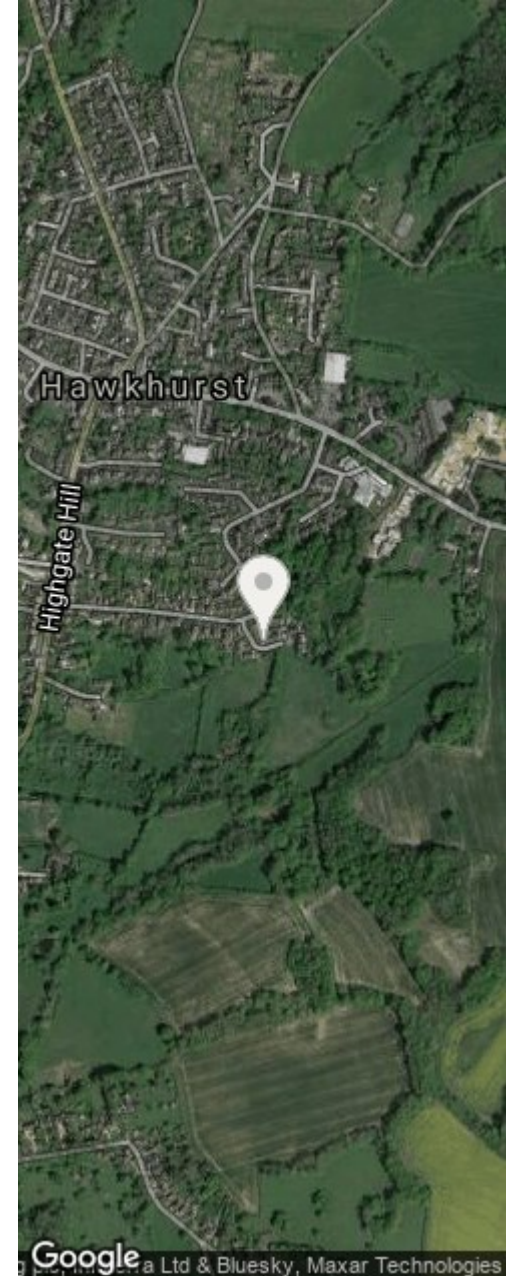
GROUND FLOOR  
661 sq. ft. (61.4 sq. m.) approx.



TOTAL FLOOR AREA : 661 sq. ft. (61.4 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**Ambellia Main Street  
Northiam  
East Sussex  
TN31 6LP**

**Tel: 01797 253555**

**northiam@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**