

**RUSH  
WITT &  
WILSON**



**Cooper Cottage, Western Avenue, Hawkhurst, Kent, TN18 4BL.  
£300,000 OIEO Freehold**

**A well presented two bedroom semi-detached Edwardian home located on a quiet no-through road position of Hawkhurst Village providing immediate access to the High Streets Colonnade shops, Waitrose supermarket, various restaurants and popular Kino Cinema. This delightful home offers spacious ground floor living accommodation comprising a practical entrance porch, generous through Living / dining room each with traditional open fireplaces and attractive stripped Pine flooring, Cottage kitchen with access to the rear garden. To the first floor are two principle double bedrooms, main family bathroom suite and further work from home office room or Nursery. Outside offers a private and low-maintenance rear courtyard garden enjoying a southerly aspect with off road parking available to the front. The property is also conveniently located to the well regarded Village Primary School, a short drive to the A21 and just 5 miles from Etchingam mainline station offering a regular service to London Charing Cross. CSCA.**



**Front**

4'1 x 4'1 (1.24m x 1.24m)

Off road parking to front over hard standing, close board fence incorporating gate providing access to rear garden, planted railway sleeper edged aggregate borders to front, PIR lighting, part glazed UPVC front door with sidelight window to entrance porch.

**Entrance porch**

Tile flooring, UPVC window to front, exposed brickwork, internal glazed hardwood door to hallway, ceiling light.

**Hallway**

Oak effect laminate flooring, turned carpeted staircase to first flooring, radiator, ceiling light, four panel door to dining room, cupboard via pine four panel door, further low level cupboard housing the consumer unit and gas meter.

**Stairs and landing**

Turned carpeted staircase to first floor landing, UPVC window to side aspect over stairs, painted balustrade, pendant lights, access panel to loft, pendant lights, power point.

**Dining room**

10'4 x 9'5 (3.15m x 2.87m)

Internal four panel door from hall, open access to living room with exposed timber flooring throughout, UPVC window to front aspect with radiator below, pendant light, space for dining table, decorative cast iron open fireplace with a polished slate hearth and timber surround, power points.

**Living room**

16'3 narrowing to 10'5 x 12'3 (4.95m narrowing to 3.18m x 3.73m)

Open access from dining room, continuation of the exposed timber flooring, further open cast iron

fireplace with decorative inset tiling, painted surround and polished slate hearth, pendant lights with dimmer controls, UPVC window to rear aspect with radiator below, selection of power points, TV point, part glazed door to kitchen to rear, wall thermostat.

**Kitchen**

10'1 x 9'2 (3.07m x 2.79m)

Part glazed door from living room, ceramic tile flooring, UPVC window and part glazed door to side elevations with access to garden, pendant light, space for freestanding fridge / freezer, oven and below counter spaces for appliances, kitchen hosting a selection of fitted base and wall units with matching Pine shaker style doors beneath inset tile worksurfaces over, single stainless bowl with drainer and tap, selection of above counter level power points, wall mounted Ideal classic boiler, part glazed display wall cabinets.

**Bedroom 1**

10'9 x 10' (3.28m x 3.05m)

Internal four panel Pine door, carpeted flooring, UPVC window to front aspect with radiator below, feature fireplace with Pine surround, selection of power points, light with dimmer controls, TV point.

**Bedroom 2**

9'6 x 7'7 (2.90m x 2.31m)

Internal four panel Pine door, carpeted flooring, UPVC window to front aspect with radiator below, pendant light, power points.

**Family bathroom**

9'8 x 4'3 (2.95m x 1.30m)

Internal four panel Pine door, dark wood effect laminate flooring, UPVC window to side aspect, radiator, push flush WC, panelled bath suite with traditional style fittings, ceramic wall tiling, wall mounted power shower with shower curtain and

rail, vanity with inset basin, tiled countertop and splashbacks with storage cupboards below, airing cupboard housing the hot water cylinder with slatted shelving.

**Office / Nursery**

12'8 x 4'2 (3.86m x 1.27m)

Internal door, carpeted flooring, UPVC window to side aspect, pendant light, radiator, access panel to loft, power point.

**Garden**

Private south-facing courtyard garden enclosed by close board and panelled fencing, decorative Plum slate chipping seating area with paved stepping stones flanked by well stocked planted borders with railway sleeper edging, shed and close board gate to driveway to front, external tap and light.

**Services**

Mains gas central heating system.

Mains drainage.

Local Authority - Tunbridge Wells Borough Council. Band C.

Further parking available to car park behind premises ( Permits subject to availability)

**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 425 SQ.FT.  
(39.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 329 SQ.FT.  
(30.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 755 SQ.FT. (70.1 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(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 <sub>2</sub> emissions
		80	
	49		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

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