

**RUSH
WITT &
WILSON**



**Evergreen, Winchester Road, Hawkhurst, Kent, TN18 4DQ.
£325,000 OIEO Freehold**

CHAIN FREE - CSCA - A well presented three bedroom semi-detached family home located within easy walking distance to Hawkhurst High Street. This delightful home provides a bright and airy living space arranged over two floors comprising a useful entrance porch, generous hallway with under stair storage, spacious living/dining room, contemporary kitchen and adjoining conservatory. To the first floor offers three principal bedrooms to include two spacious doubles each with built in wardrobes, further single or optional study complete with built in cupboard and well appointed main shower room suite. Outside enjoys a private south-facing rear garden enjoying a variety of planted borders, paved seating and area garden shed. To the front offers off road parking for two vehicles over a block paved driveway. Hawkhurst Village features a colonnade of independent shops, two country pubs, hotels, a digital cinema in a converted lecture hall, and Waitrose and Tesco supermarkets. Additionally the area offers a wealth of independent Prep and senior schools including Marlborough House, Dulwich Prep Cranbrook, St Ronan's, Benenden and Claremont. The property is also located within the Cranbrook School catchment, close proximity to the A21 and just 5.1 miles from Etchingham railway station providing a regular service to London Charing Cross.



Entrance Porch

6'4 x 3'5 (1.93m x 1.04m)

Part glazed composite front door, upvc windows to each side aspect, inset coir mat, door leading to:

Inner Hallway

Turned staircase extending to first floor, radiator, understairs storage cupboard which houses the consumer unit and light.

Sitting Room

12'9 narrowing to x 9'9 (3.89m narrowing to x 2.97m)

Upvc window to the front with radiator below, exposed brick fireplace which houses an electric fire, serving hatch and aluminium sliding doors leading to the conservatory, further radiator to one end.

Conservatory

15'5 x 8'2 (4.70m x 2.49m)

Dual aspect room with upvc windows to each side aspect, upvc French doors and full height windows to the rear, pitch glazed roof, electric underfloor oak flooring, space for dining table and chairs, counter top with space for appliances below.

Kitchen

8'9 x 8'9 (2.67m x 2.67m)

Internal upvc window and door leading into the conservatory, radiator, selection of fitted base and wall units with contemporary high glossed doors which sit beneath wood effect laminated counter tops, inset composite bowl with drainer and tap, four ring electric hob with under mounted oven and grill, under counter space for fridge, serving hatch to the sitting room, wall mounted Vaillant gas boiler.

First Floor

Landing

Obscure upvc window to side, access panel to the loft, airing cupboard with slatted shelving housing the hot water tank.

Shower Room

6'5 x 6'1 (1.96m x 1.85m)

Obscure upvc window to the rear, vanity unit with basin and cupboards below, heated towel radiator, push flush wc, corner shower cubicle with electric shower and ceramic wall tiling, wall mirror, slate tiled flooring

Bedroom One

12'6 x 9'7 (3.81m x 2.92m)

Upvc window to rear aspect with radiator below, built-in double wardrobe via mirror sliding doors with hanging rails and shelving.

Bedroom Two

10'7 x 10'2 (3.23m x 3.10m)

Upvc window to front with radiator below, built-in double wardrobe with hanging rail and shelving above.

Bedroom Three

8'1 x 7'1 (2.46m x 2.16m)

Upvc window to the front aspect with radiator below, built-in cupboard with shelving and hanging rail.

Outside

Front Garden

Front garden is laid to lawn enclosed by low level painted picket fencing with planted borders, high level fence incorporating gate to the side, external lighting.

Rear Garden

Privately enclosed south facing rear garden which is low maintenance, astro turf lawn with a paved seating area, garden is fully enclosed by high level close-board fencing, shed to one corner, steps leading to a sloped bank hosting a variety of flowering shrubs, paved path leading to side where there is a high level fence incorporating gate to the driveway.

Off Road Parking

Block paved driveway to the side elevations for two tandem vehicles.

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:

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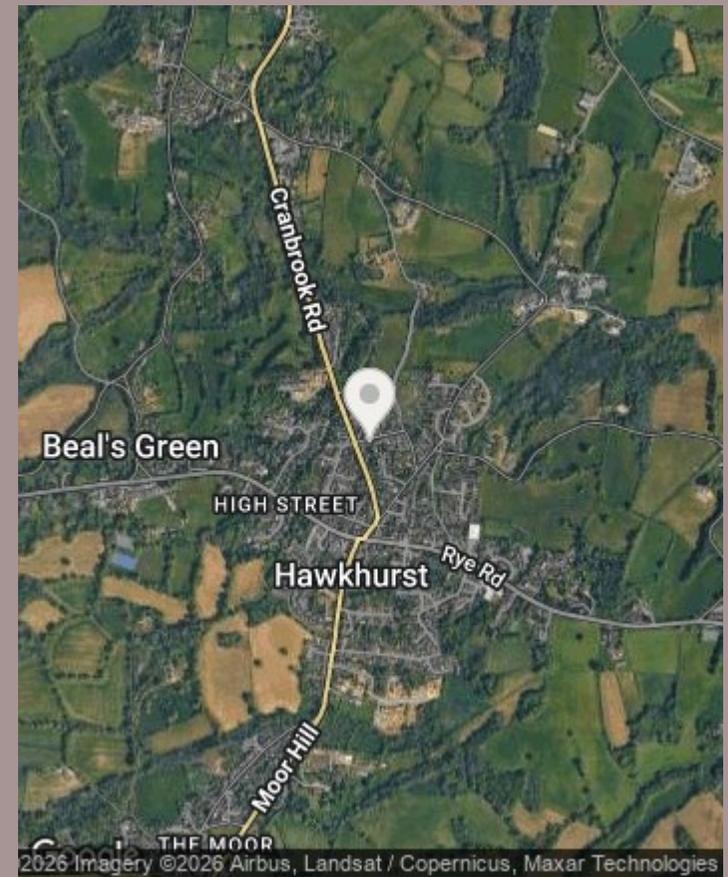
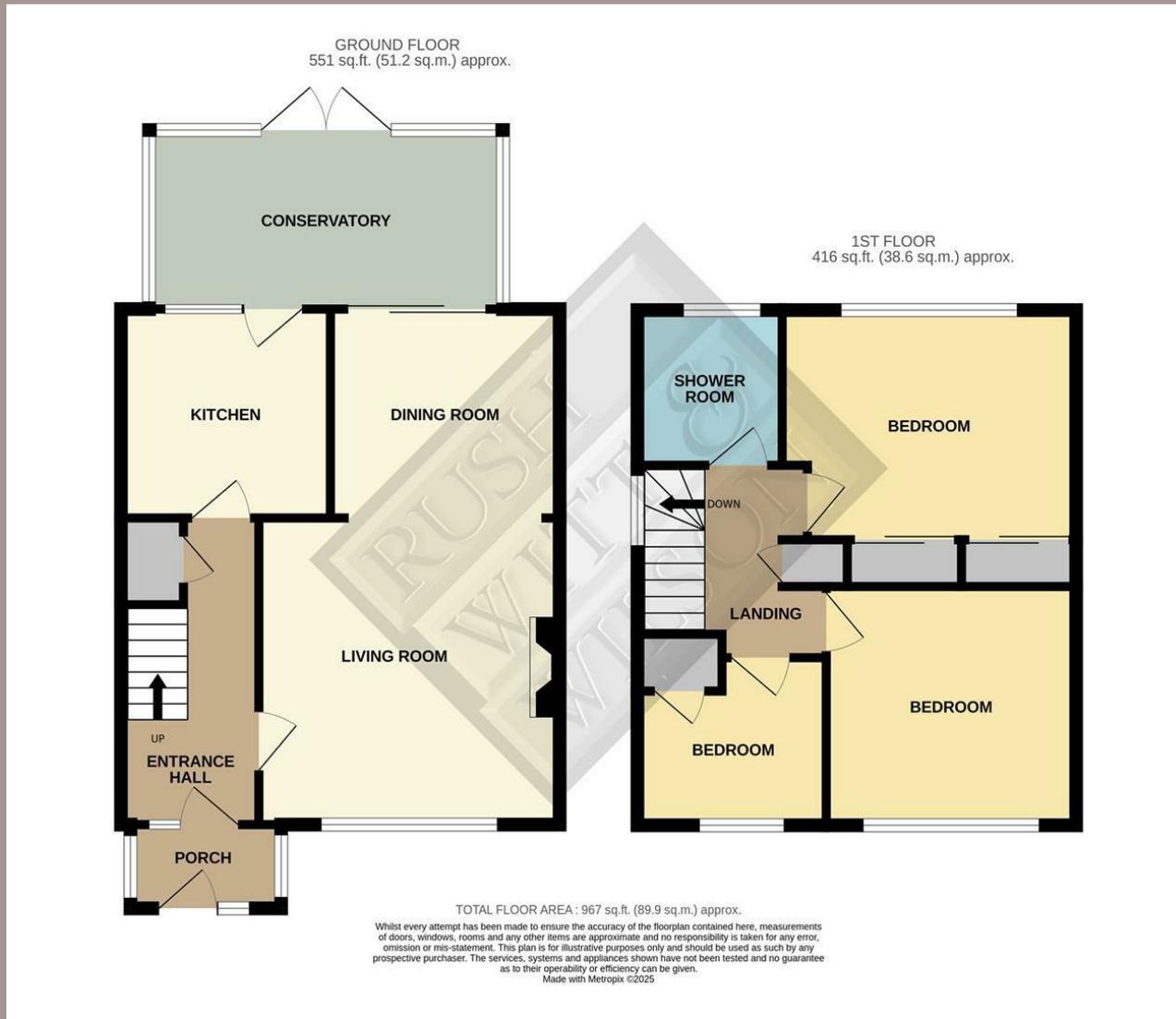
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4. VAT: The VAT position relating to the property may change without notice.

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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		(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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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