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Hawthorn Close, Edenbridge, TN8 5JX

Offers In The Region Of £397,500 Freehold

in need of modernisation and improvement this spacious end of terrace four bedroom family home extends in total to about 1011 sq ft

Located in a cul-de-sac which is within walking distance of a local shop, Stangrove Park, Edenbridge Leisure Centre, the shops in the high Street and Edenbridge Town Station

- Four Bedrooms
- Kitchen/Breakfast Room
- Double Glazing
- Bathroom
- Cloakroom
- Large Garden
- Reception Room
- Gas Central Heating

Requiring complete modernisation and improvement this spacious four bedroom end of terraced family home has brick and weatherboard clad elevations under a tiled roof.

The property has a wide frontage allowing for extension if required (subject to necessary consents) and a large back garden on the south side of the house.

LOCATION

in a residential cul de sac of mainly similar homes built in the late nineteen eighties to early nineteen nineties.

There is a local shop within walking distance and the town with its various shops and amenities including a Waitrose Supermarket is also within easy reach.

Stangrove Park and Edenbridge Leisure Centre is a gentle stroll as is Edenbridge Town Station.

Edenbridge Primary School is in the centre of the town and there are other state and private schools in the surrounding villages and towns.

The town is surrounded by open Green Belt countryside.

GROUND FLOOR

Double glazed entrance door to the side of the house opens to the hall.

ENTRANCE HALL

With radiator and double glazed entrance door and side window.

RECEPTION ROOM

With radiator, double glazed windows and door to the garden. Timber and tiled surround to a fireplace.

KITCHEN/BREAKFAST ROOM

Fitted with base and wall units, single drainer one and a half bowl sink unit. Plumbing for a washing machine and space for other appliances. Radiator, Gas boiler for heating and hot water, part tiled walls and double glazed window.

FIRST FLOOR

LANDING

Linen cupboard with hot water cylinder. Hatch to loft space.

BEDROOM ONE

With radiator, double glazed window and wardrobe cupboard.

BEDROOM TWO

With radiator and double glazed window.

BEDROOM THREE

With radiator and double glazed window.

BEDROOM FOUR

With radiator and double glazed window.

BATHROOM

with enclosed bath with a separate shower over, w.c. and hand basin. Radiator and tiled walls.

OUTSIDE

THE GARDEN

The garden is large and needs attention, the back area is on the south side of the house.

COUNCIL TAX

The property is in the Sevenoaks District and is in Council Tax Band C

SERVICES

Mains gas, water, electricity and drainage are connected.

ROUTE TO VIEW

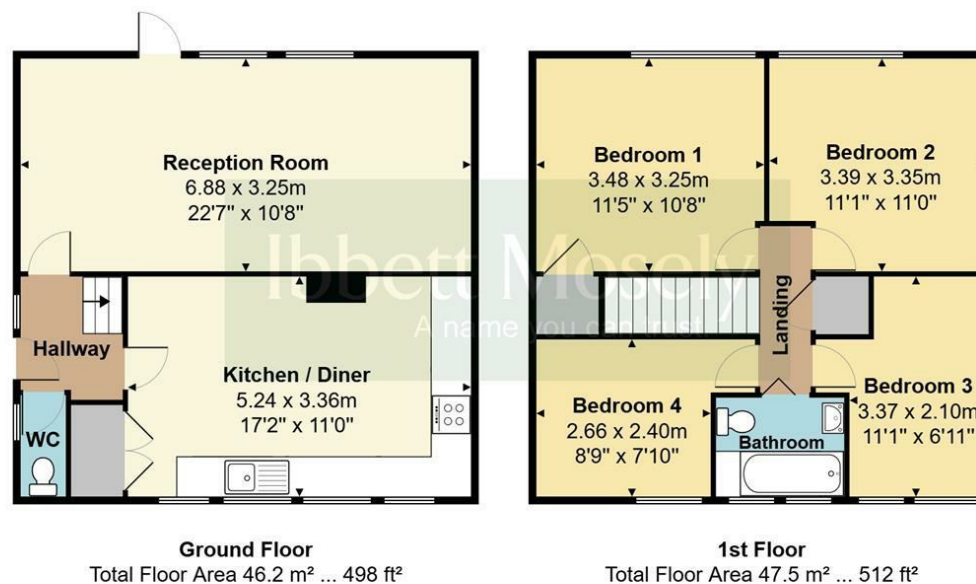
From Station Road (B2026) turn into Stangrove Road, at the T-junction turn right into Crouch House road. Turn right into Stanbridge Road, left into Cedar Drive, right into Park Avenue and then right into Hawthorne Close. The property will be on the right.

With w.c., radiator and double glazed window.



Hawthorn Close, Edenbridge, TN8

Total Floor Area: 94.0 m² ... 1011 ft²



Measurements are approximate, not to scale and for illustrative purposes only.
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Ibbett Mosely

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