



'Our Focus Determines Your Reality'



Highgate Hill
Hawkhurst
Kent
TN18 4FA



Entrance Lobby * Open-Plan Kitchen/Living Room
Cloakroom

Principal Bedroom Ensuite * Further Double Bedroom
Family Bathroom

Enclosed Garden with Terrace * Off Road Parking



CHARMING DETACHED HOUSE

This charming detached house is presented in immaculate order throughout and is situated on a private road. Completed within the last five years this is a rare opportunity to purchase a detached two bedroom house sitting in a good size corner plot within walking distance of Hawkhurst.

The accommodation consists of an entrance lobby entering into a triple aspect, open-plan kitchen/living room with doors to the garden and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with ensuite shower room, a further double bedroom and a family bathroom.

Outside there is off road parking for two cars, a garden to the front which is laid to lawn with mature shrub beds and an enclosed garden to the rear which is laid to lawn with a paved terrace.



HAWKHURST

Hawkhurst offers a selection of shops including a Chemist, Butcher/Provision Store, Florist, Bakers, Hairdressers, Petrol Station, two Supermarkets, a Tesco and a Waitrose, a number of Restaurants and an "Art" Cinema to name but a few. Other local facilities include two doctors' practices, a vets, opticians and dentist. Sports clubs are available in the form of Squash, Tennis, Badminton and Golf.

More extensive facilities are available in Cranbrook, Tenterden and Tunbridge Wells.

SCHOOLS AND CONNECTIONS

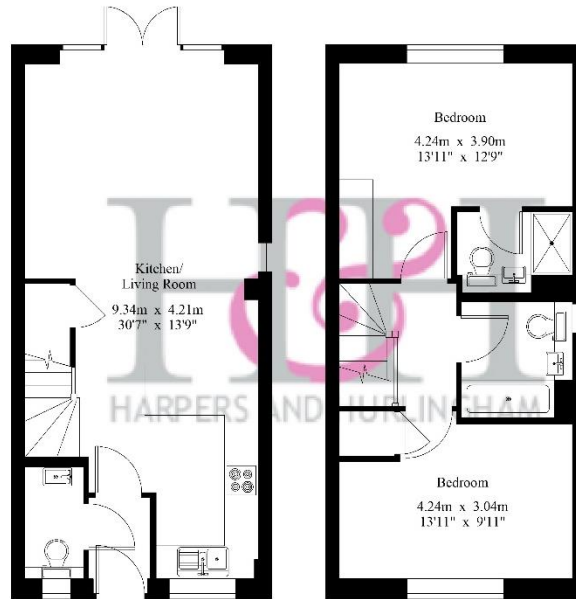
In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School in the area.

Situated within easy driving distance to the A21 which provides access to the M25 motorway both North and South bound. Mainline Stations are available at both Etchingham, approximately 8 minutes' drive, with services through Tunbridge Wells to London and Staplehurst with services to London Bridge, Charing Cross and Cannon Street.



55 Herschel Place, Hawkhurst

Gross Internal Area : 80.1 sq.m (862 sq.ft.)



Ground Floor

First Floor

For Identification Purposes Only.

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SERVICES

All mains services connected. Gas fired central heating.

EPC Rating: B – full details available on request

Tunbridge Wells Borough Council - Council Tax Band D

Six years of Building Warranty still remains.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com