



'Our Focus Determines Your Reality'



Talbot Road
Hawkhurst
Kent
TN18 4LU



Sitting Room * Study * Kitchen/Dining Room
Utility Room * Cloakroom

Principal Bedroom with Ensuite * Three Further Bedrooms
Family Bathroom

Mediterranean Style Garden * Off Road Parking



DELIGHTFUL FAMILY HOME

Presented in immaculate order, this delightful four bedroomed family home is located in the popular Moor area of Hawkhurst and is within walking distance of the village amenities.

The accommodation consists of an entrance hall leading to an open-plan kitchen/dining/sitting room with doors to the garden from the kitchen/dining room and a bay window in the sitting room, there are also a study, utility room and cloakroom on the ground floor.

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

Outside steps lead through a hedge to the front door. There is off road parking to the side of the property. To the rear there is an easy maintenance Mediterranean style courtyard garden.



HAWKHURST

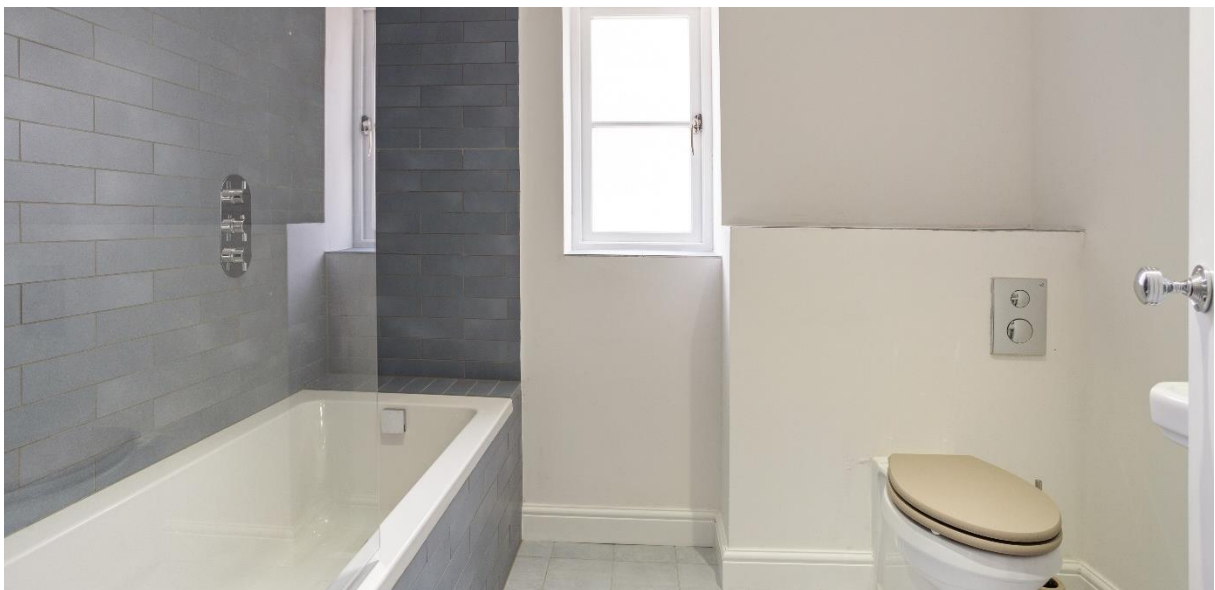
Hawkhurst offers a selection of shops including a Chemist, Butcher/Provision Store, Florist, Bakers, Hairdressers, Petrol Station, two Supermarkets, a Tesco and a Waitrose, a number of Restaurants and an "Art" Cinema to name but a few. Other local facilities include two doctors' practices, a vets, opticians 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 and Dulwich Prep School in the area.

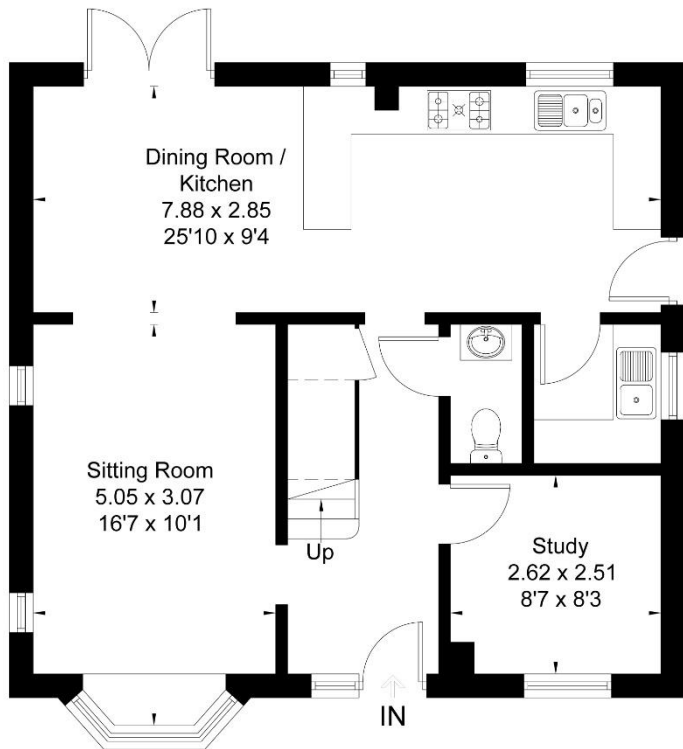
Situated within easy driving distance to the A21 which provides access to the M25 motorway both North and South bound. Mainline Stations are available at both Etchingham, approximately 8 minutes' drive, with services through Tunbridge Wells to London and Staplehurst with services to London Bridge, Charing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



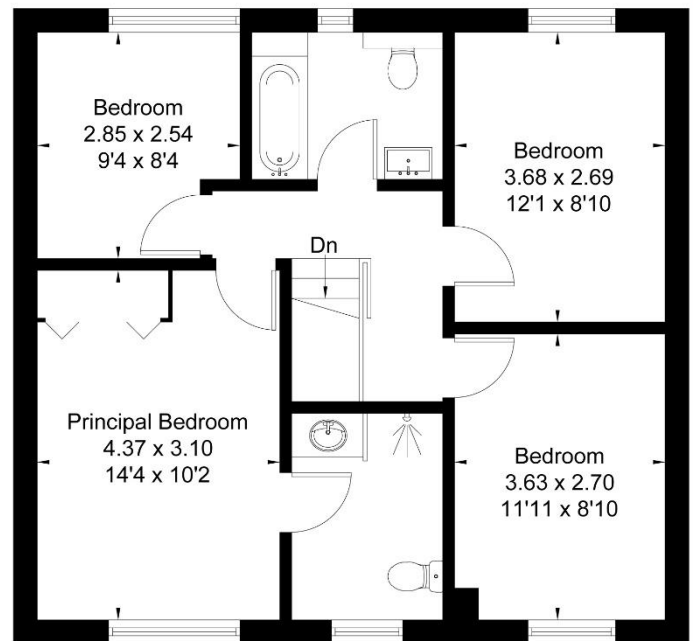
Approximate Area = 118.2 sq m / 1272 sq ft
Including Limited Use Area (2.0 sq m / 21 sq ft)



 = Reduced head height below 1.5m



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 302942



SERVICES

All mains utilities connected. Gas fired central heating.

EPC Rating: C – full details available on request.

Tunbridge Wells Borough Council - Council Tax Band E

Right of way over drive, contribution to the maintenance of the drive as and when required.

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



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