



12 Romney Road, Hamstreet

Offers in Region of £335,000

12 Romney Road

Hamstreet, Ashford

Charming 3-bed semi-detached family home in sought-after Hamstreet Village. Well-presented interior, spacious kitchen/diner, garage with driveway for 4 vehicles, peaceful garden, close to school and train station. Potential for development.

No onward chain.

Council Tax band: D

Tenure: Freehold

- NO ONWARD CHAIN
- Well presented 3 bedroom semi-detached family home
- Popular Hamstreet Village Location
- Garage with driveway parking for 4 vehicles
- Kitchen/diner
- Rear garden
- Good access to A2070
- Popular primary school
- Train station with regular services to Ashford



Porch

With inner door leading to lounge.

Lounge

18' 4" x 11' 10" (5.59m x 3.61m)

Carpeted with stairs to first floor and window to front.

Kitchen/diner

18' 4" x 9' 10" (5.59m x 3.00m)

Double aspect with window to side and rear. Good range of cupboards and drawers beneath worksurfaces with wall mounted units, 4 ring hob with overhead extractor fan, double eye level oven, 1 and half bowl stainless steel sink with mixer tap and drainer, door to rear.

Landing

With window to side and airing cupboard.

Bedroom

12' 2" x 10' 2" (3.71m x 3.10m)

With window to front.

Bedroom

10' 10" x 9' 6" (3.30m x 2.90m)

With window to rear.

Bedroom

8' 2" x 8' 2" (2.49m x 2.49m)

Window to front.

Family Bathroom

White suite comprising low level wc, wash hand basin in vanity surround, panelled bath with shower over, obscured window to rear.



GARDEN

Laid to lawn with patio area and path leading to rear raised area with green house and further timber shed.

DRIVEWAY

4 Parking Spaces

Paved driveway providing parking for approx. 4 vehicles.

GARAGE

Single Garage

Currently separated into 2 store rooms but retaining up and over door and personal door to garden.

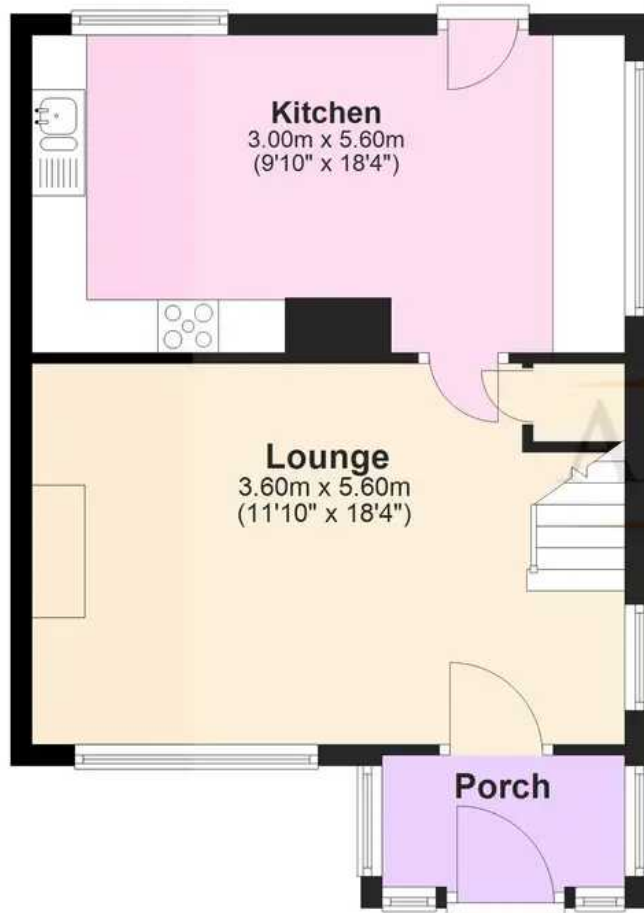






Ground Floor

Approx. 62.7 sq. metres (674.9 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.2 sq. feet)



Total area: approx. 101.2 sq. metres (1089.1 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

Andrew & Co Estate Agents - Ashford

01233 632383

info@andrewandco.co.uk

