

For Sale

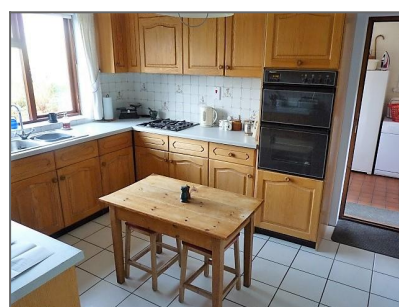
Hackwood, Robertsbridge, TN32 5ER



£465,000

3 bedroom Detached House

- ✓ 3 Double Bedroom Detached House
- ✓ Kitchen/Breakfast Room and Utility Room
- ✓ Large Sitting Room/Dining Room
- ✓ Cloakroom and Family Shower Room
- ✓ Driveway and Garage
- ✓ Large Mature Gardens
- ✓ Backing onto Woodland
- ✓ Peaceful Location



Description

A very well maintained, extended (approx. 1982), detached house with accommodation comprising entrance hall, cloakroom, kitchen/breakfast room, utility room, large sitting room/dining room, 3 double bedrooms and family shower room. The property also benefits from a driveway providing off-road parking for 3 vehicles, large single garage with workshop area, large front garden and extensive rear garden, double glazing and gas fired central heating. The whole property extends to approx. 0.24 acre (TBC).

Council Tax Band E - 2017/2018 £2,220.03

Location

Located in a quiet close on the edge of the village but still within walking distance of the main line station to London and Hastings, and the High Street which offers a good range of shops. Robertsbridge Community College is also close by which offers secondary education. Robertsbridge also has it's own primary school (Salehurst C of E) and a very well regarded day nursery which is conveniently placed next door to the Primary School.

Ground Floor

Entrance Hall - Part-glazed front door to the spacious entrance hall, stairs rising to the first floor.

Cloakroom - 6'07" x 5'07" White suite comprising low level W.C., wall-mounted wash basin, plumbing for washing machine, window to the front, part-tiled walls.

Kitchen/Breakfast Room - 13' x 10' Range of wooden units with laminate work surfaces over, double stainless steel sink and drainer unit with mixer tap, Hotpoint eye-level double electric oven, gas hob with extractor over, space for upright fridge/freezer, tiled floor, part-tiled walls, window overlooking the front garden.

Utility Room - 12'09" x 7'07" Range of units with laminate work surfaces over, wall-mounted gas-fired boiler, (approx. 3 years old), quarry tiled floor, space for fridge/freezer, space for tumble dryer, garden tap, door and window to the front garden and further door to the rear garden.

Sitting/Dining Room - 28'03" x 11'05" Brick fireplace with gas fire (untested), french doors and windows to the rear garden, walk-in understairs cupboard with wall-mounted heater.

First Floor

First Floor Landing - 19'06" x 5'10" Window overlooking the front,



hatch with ladder to the loft.

Bedroom 1 - 14'04" x 11'06" Fitted double wardrobes, windows overlooking the rear garden.

Bedroom 2 - 11'06" x 11'06" Built-in wardrobe cupboard with mirrored door, linen cupboard and separate airing cupboard housing hot water tank, window overlooking rear garden.

Bedroom 3 - 10'11" x 9'10" 2 Fitted double wardrobes with further storage over, window to the front.

Family Shower Room - 7'10" x 6'07" White suite comprising low level W.C., pedestal wash hand basin, large shower unit with Bristan plumbed-in shower, 2 heated towels rails, Dimplex wall-mounted heater, part-tiled walls, window to the front.

Exterior

Driveway, Garage and Front Garden - Front garden laid to lawn with mature flower and shrub border, driveway providing off-road parking for 3 vehicles, gated side access to the rear garden, large SINGLE GARAGE with workshop area, up and over door, light and power connected.

Rear Garden - Extensive rear gardens mainly laid to lawn with well-stocked borders, mature shrubs and plants, patio seating area, personal door to the garage, pathway to further area of deer fenced garden with 2 garden sheds, backing onto paddock and woodland.

Disclaimer: We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information. Therefore, these particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, and the measurements given are approximate.

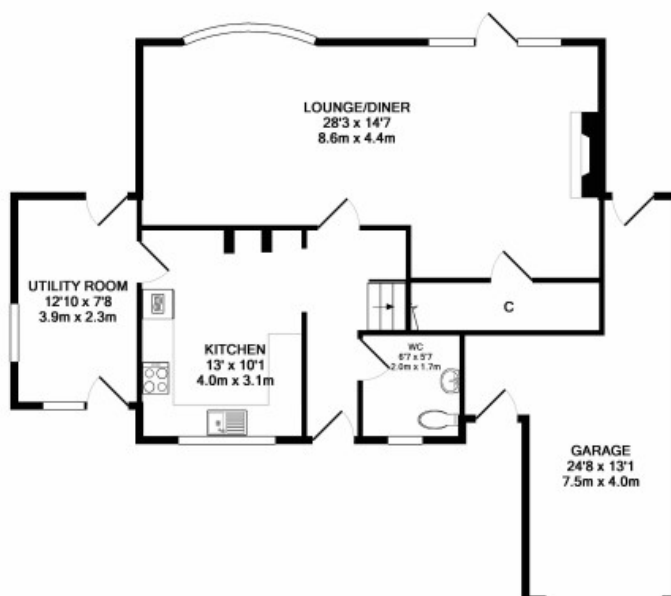




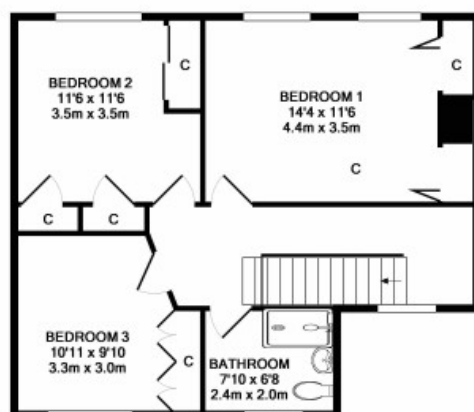




Floorplans



GROUND FLOOR
APPROX. FLOOR
AREA 941 SQ.FT.
(87.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 627 SQ.FT.
(58.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1568 SQ.FT. (145.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency and Environmental Impact

