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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.

Total area: approx. 76.0 sq. metres (817.7 sq. feet)  
 Plans are for layout purposes only and not drawn to scale. All doors, windows and other internal features merely intended as a guide. Copyright © Andrew & Co. All rights reserved.





EPC Rating:  
**E**



Spacious extended three double bedroom semi detached bungalow with garage, situated in the popular village of Hamstreet. With off road parking, lounge, dining area, bathroom and private garden which is not overlooked.

The front garden is mainly laid to lawn with shared driveway leading to the garage. Outside there is a wooden bin store and UPVC porch which is a fantastic place for storing shoes and coats. Step inside the entrance hall which has doors leading to all bedrooms, bathroom and Lounge. Bedroom Two

is a great size and has a window to front. Bedroom one has a large picture window which floods the room with natural light and is also a very generous size. Bedroom Three has a built in double wardrobe with sliding doors and window to side. The bathroom has a panelled bath with shower over, wash hand basin inset into a vanity unit, and low level WC and obscured window to the side.

The large lounge/dining area is perfect for relaxing and has a feature log burner perfect for cozy evenings and also sliding patio doors to the rear

- Extended Three Double Bedroom Semi Detached Bungalow
- Garage and ORP
- Front and Rear Garden
- Popular Village Location

leading to the rear garden. The kitchen has a range of matching wall and base units, with built in oven and hob and space for washing machine, dishwasher and fridge/freezer. There is also a stainless steel sink with drainer and window and door to rear.

Outside, the rear garden is not overlooked to the rear and mainly laid to lawn with decking area and gated side access.

Location: Hamstreet offers good local amenities including doctors, dentist, nursery and primary School, post office, public house, local stores, garden centre and railway station. Located approximately 5 miles from the market town of Ashford, Hamstreet offers excellent connections to the M20 motorway and Ashford International Station, with fast trains direct to London, plus Eurostar links to the continent.

