



**Lambert
& Foster**



4 HOOKSTEAD

HIGH HALDEN | KENT | TN26 3NF

An older style semi-detached house providing three bedroom accommodation offering scope for alteration/extension subject to planning, complemented by a front and rear garden, including ample parking and a garage, all enjoying fine countryside views to rear, situated along this residential road on the village outskirts.

Guide Price £295,000

FREEHOLD



4 HOOKSTEAD

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No. 4 Hookstead is an older style ex local authority semi-detached house which now offers scope for further updating/alteration and extension subject to obtaining all relevant planning consents. The accommodation is arranged over two floors and includes a sitting room with useful walk in under stairs cupboard and a double aspect incorporating a bay window, enjoying a pleasant outlook across the garden and field beyond. The kitchen has fitted units and includes a gas cooker with oven, grill, four burner hob and a filter hood over, space and plumbing for a washing machine and an integrated fridge. A pleasant outlook to front overlooks the lawned garden. The bathroom is fitted with a coloured suite including a panelled bath with mixer tap, shower attachment and part tiled surround. A useful cloakroom is accessed from the rear porch/utility.

Arranged over the first floor are three bedrooms, the main bedroom has access to a beneath eaves cloakroom. Bedroom three, a single room enjoys far reaching countryside views.



- Total floor area approximately 954 sq ft (88.6 sq m)
- Sitting room
- Kitchen
- Rear porch/utility room
- Cloakroom
- First floor landing
- Three bedrooms
- Gas fired central heating
- UPVC replacement double glazed windows
- Ample parking and detached garage
- Front and rear gardens, timber sheds and greenhouse
- Countryside views to rear

DIRECTIONS

From the direction of Tenterden follow the A 28 towards Ashford. Continue past Halden Heights care home and on past Homeleigh builders merchants. Then take the minor turning left into Hookstead (a residential lane) and continue on where upon No. 4 will be found set back on the left-hand side.

GENERAL

Tenure: Freehold

Services: Mains electricity, water and drainage. Mains gas fired central heating

Local authority: Ashford Borough Council

Council tax: Band C

EPC: D

VIEWING

By appointment only.

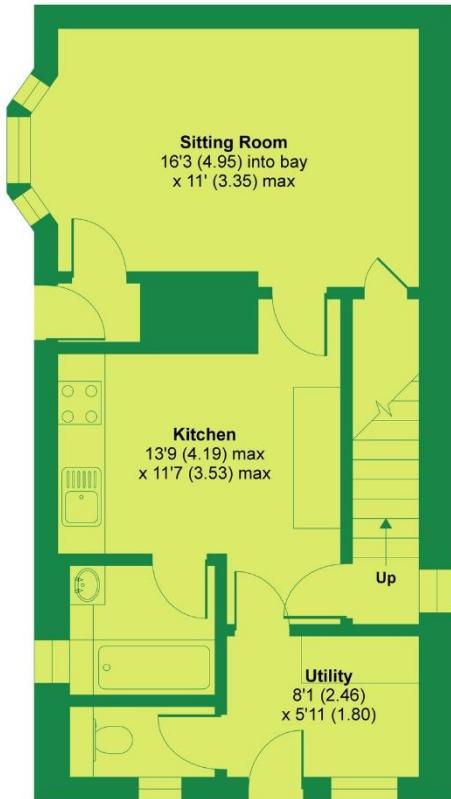
Cranbrook Office: 01580 712888.

FLOORPLANS

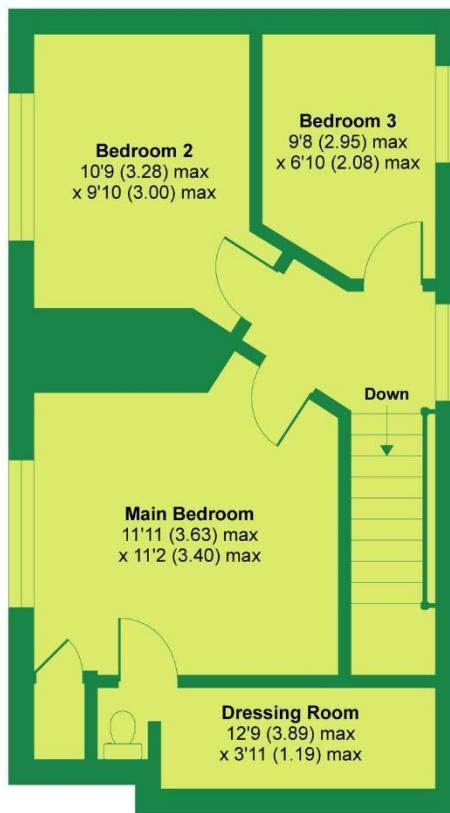
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Hookstead, High Halden, Ashford, TN26

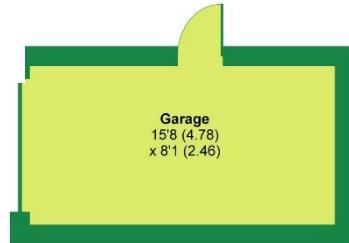
Approximate Area = 954 sq ft / 88.6 sq m
Garage = 127 sq ft / 11.7 sq m
Total = 1081 sq ft / 100.4 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2021.
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