



3 St. Marys Close, Hamstreet

In Excess of £450,000

3 St. Marys Close

Hamstreet, Ashford

Stunning 4-bed detached home in sought-after Hamstreet Village, blending contemporary style with comfort. Modern kitchen, spacious living areas, 4 well-proportioned bedrooms, easy commute from Mainline Train Station, driveway parking for 2 cars, beautifully crafted outdoor space for al fresco dining and relaxation. Ideal family home in a convenient location.

Council Tax band: F

Tenure: Freehold

- Detached Family Home
- 4 Bedrooms
- Spacious Living Accomodation
- Popular Hamstreet Village Location
- Driveway Parking for 2 Vehicles
- Ideally Situated for Hamstreet Mainline Train Station
- Kitchen/Breakfast Room
- Low Maintenance Rear Garden with Patio area



Hallway

With coat storage and door through to inner hallway.

Hallway

Doors leading to dining room, lounge and utility/wc.

Dining Room

16' 11" x 7' 10" (5.16m x 2.39m)

Double aspect with window to front and double doors to rear garden.

Lounge

16' 6" x 13' 5" (5.03m x 4.09m)

Large picture window to front and stairs to first floor.

Cloakroom/Utility Room

Obscured window to rear, low level wc, wash hand basin, space and plumbing for washing machine, range of cupboards and drawers beneath work surfaces, wall mounted units.

Kitchen/Breakfast Room

16' 6" x 12' 0" (5.03m x 3.66m)

A spacious kitchen with peninsula separating the kitchen and dining area, range of cupboards and drawers beneath work surfaces, 2 windows to rear and door to side, stainless steel 1 and half bowl sink with mixer tap and drainer, under stairs storage cupboard, space for freestanding electric cooker with extractor fan over.



Landing

With lovely seated area and window to rear.

Bedroom

13' 3" x 11' 7" (4.04m x 3.53m)

Window large window to front and 2 double built in wardrobes.

Bedroom

16' 11" x 7' 10" (5.16m x 2.39m)

Double aspect with windows to front and rear.

Bedroom

11' 11" x 9' 2" (3.63m x 2.79m)

With window to rear and built in double wardrobe.

Bedroom

12' 1" x 5' 11" (3.68m x 1.80m)

Window to front.

Bathroom

Modern white suite comprising low level wc, wash hand basin in vanity surround unit, panelled bath with shower screen and obscure windows to rear.



Garden

The rear garden is paved for ease of maintenance with raised flower beds and pergola with decking area.

Front Garden

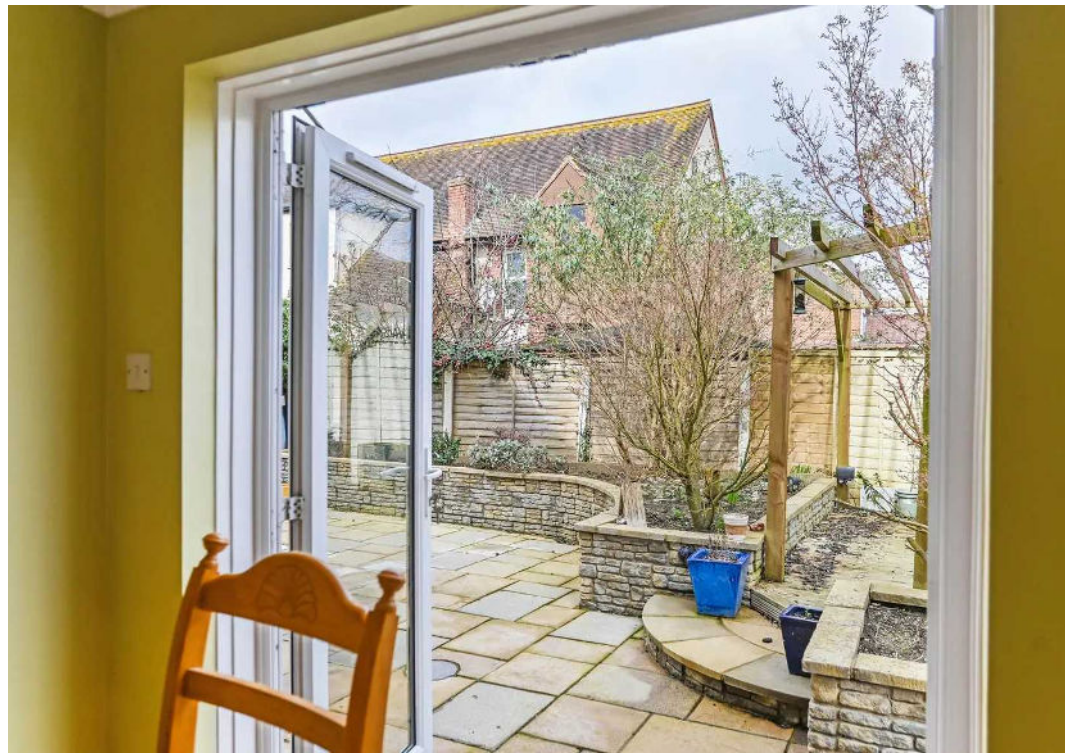
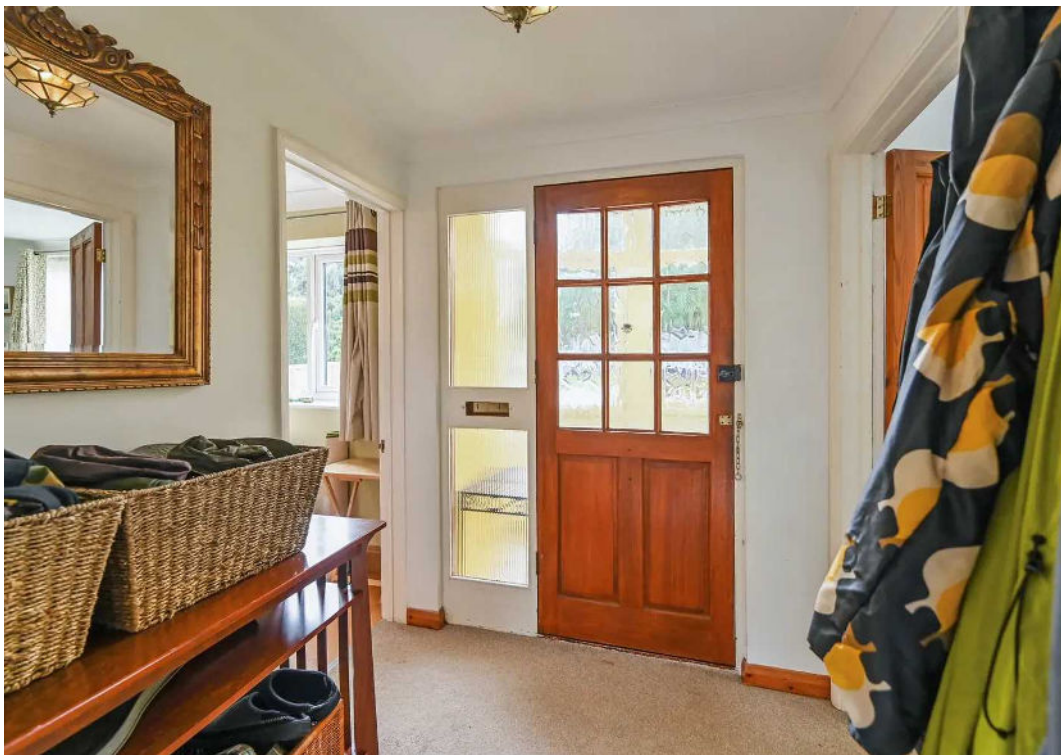
The lawn front garden is enclosed by a picket fence with planted borders.

DRIVEWAY

2 Parking Spaces

The driveway provides off road parking for two vehicles.









Ground Floor

Approx. 64.3 sq. metres (691.6 sq. feet)



First Floor

Approx. 64.3 sq. metres (692.5 sq. feet)



Total area: approx. 128.6 sq. metres (1384.1 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

