



53 Lancaster Close, Hamstreet

Offers in excess of **£450,000**

Skippers

53 Lancaster Close

Hamstreet, Ashford

We are delighted to present this beautifully appointed four-bedroom property, ideally situated in the sought-after village of Hamstreet.

Council Tax band: E

Tenure: Freehold

- Hamstreet
- Quiet cul-de-sac position in a sought-after residential area of Hamstreet
- Walking distance to Hamstreet Station with direct trains to Ashford International & London
- Four Bedroom Semi Detached
- En-suite Master Bedroom
- Guest Cloakroom
- Underfloor heating in En-suite and family bathroom



Hallway

Wooden flooring. Radiator, thermostat under stair storage, guest cloakroom. Stairs leading to upstairs accommodation.

Lounge

15' 5" x 11' 6" (4.70m x 3.50m)

The high quality wooden flooring continues into the lounge. Georgian style window to the front, radiator.

Kitchen/Diner

18' 4" x 11' 6" (5.60m x 3.50m)

High quality wooden flooring. Matching wall and base units. Utility cupboard housing washing machine and tumble dryer. Integrated fridge freezer, dishwasher. Electric oven and induction hob. Stainless steel sink with mixer tap. Inbuilt water filter and instant boiling hot water tap. French doors leading to the garden.

Master Bedroom

20' 0" x 12' 6" (6.10m x 3.80m)

Master bedroom benefiting from En-suite. Window to the front of the property in addition to the Velux window to the rear. Radiator. Door leading to En-suite

En-suite

Under floor heating. Part tiled. Low level w.c and hand basin. Shower. Velux window

Bedroom Two

13' 5" x 10' 2" (4.10m x 3.10m)

Fitted carpet, radiator window overlooking the garden.

Bedroom Three

11' 10" x 9' 10" (3.60m x 3.00m)

Fitted carpet, radiator. Window to the front.

Bedroom Four

10' 10" x 8' 2" (3.30m x 2.50m)

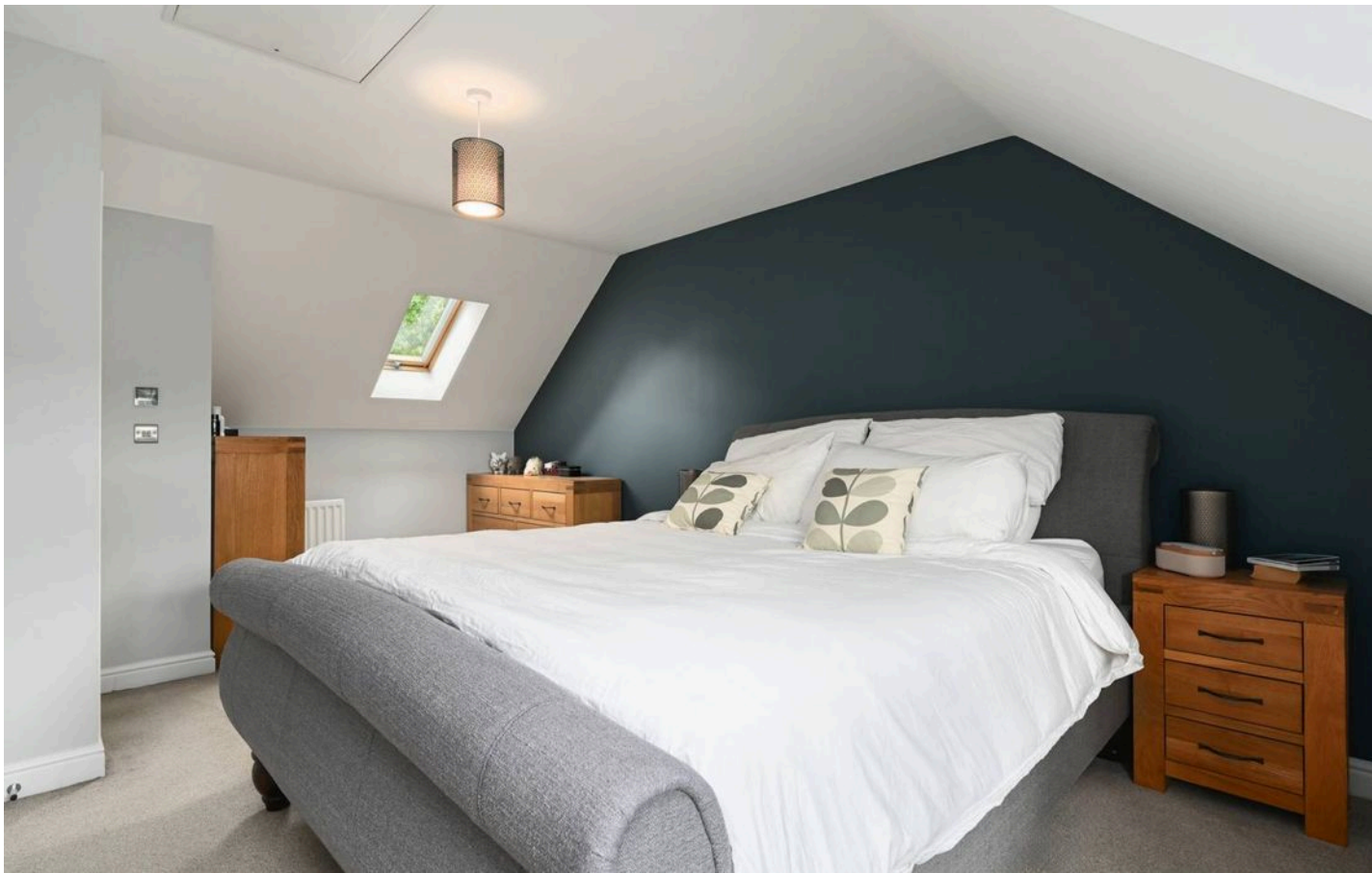
Fitted carpet, radiator, window overlooking the garden.

Bathroom

8' 2" x 5' 7" (2.50m x 1.70m)

Under floor heating. Part tiled. Low level wc hand basin. Roll top bath with shower. Window overlooking the front of the





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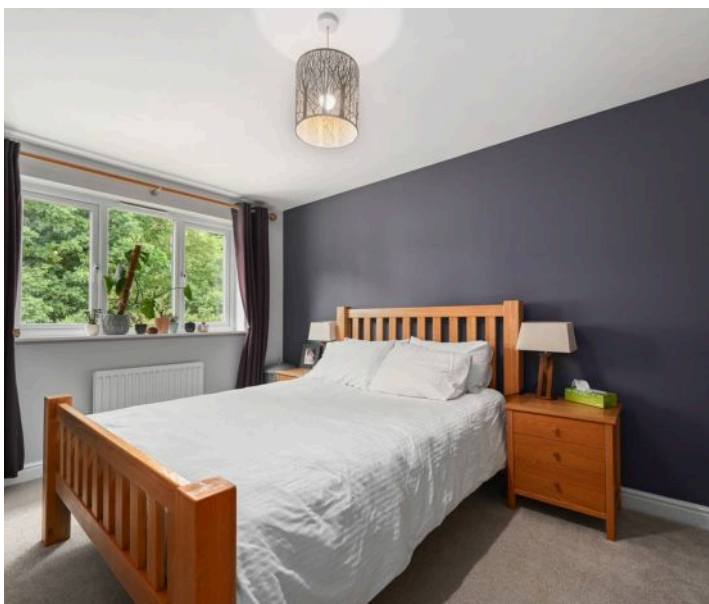
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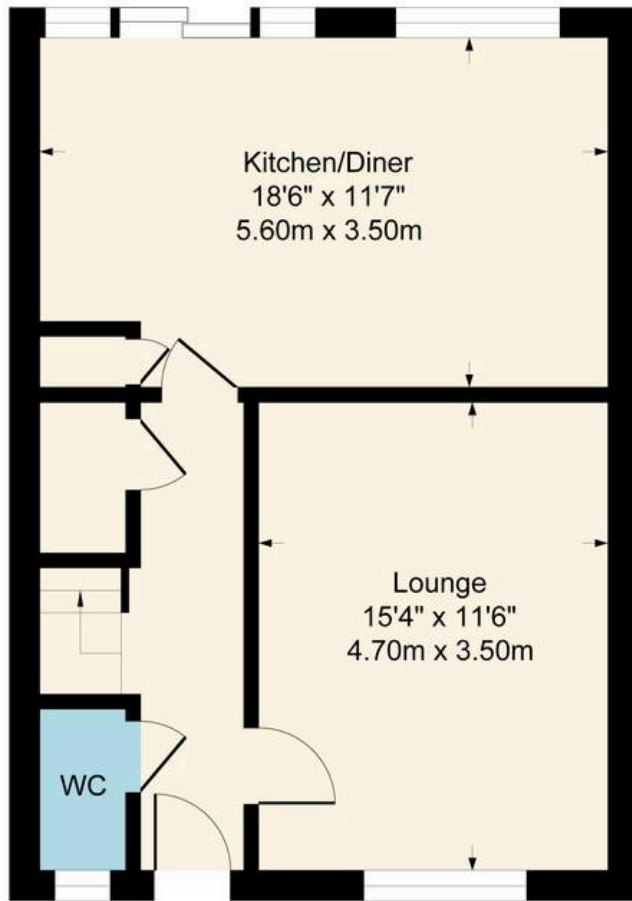
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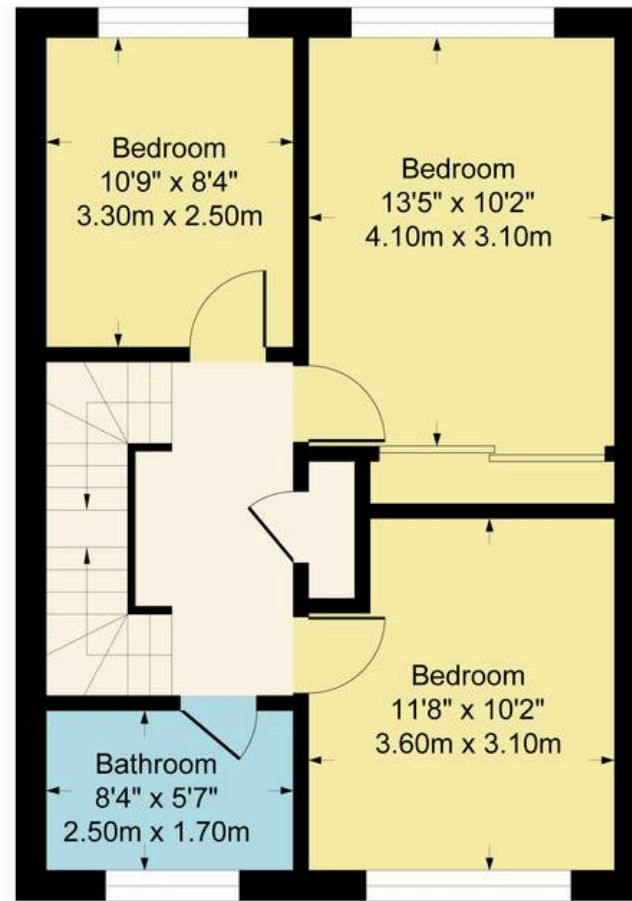




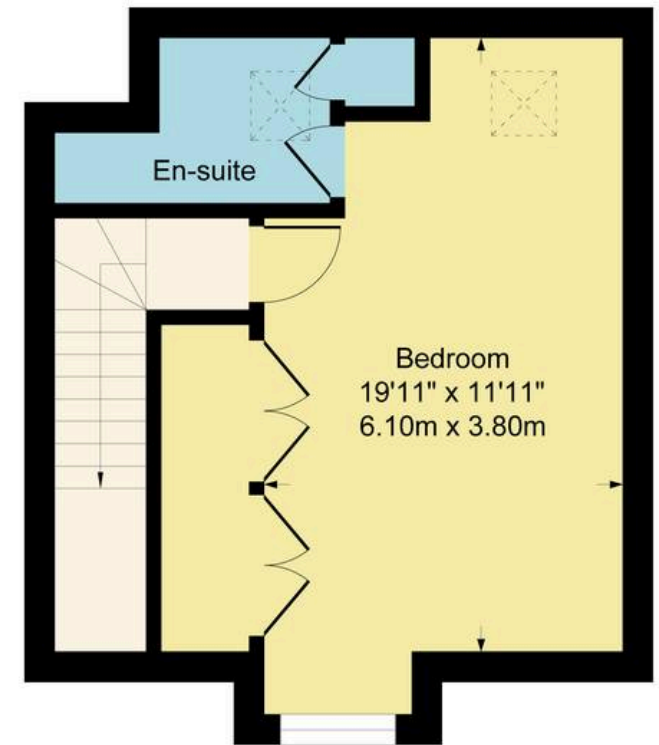
**Approximate Gross Internal Area
1354 sq ft - 127 sq m**



Ground Floor



First Floor



Second Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



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