



12 Lancaster Close, Hamstreet
£450,000

12 Lancaster Close

Hamstreet, Ashford

Extended three-bedroom detached home offered with no onward chain, featuring a conservatory, versatile garage conversion, en-suite to the principal bedroom and a private rear garden with summer house. Situated in a quiet cul-de-sac close to Hamstreet's village amenities and railway station. Council Tax band: E

Tenure: Freehold

- Three-bedroom detached family home
- Offered with vacant possession and no onward chain
- Conservatory overlooking the rear garden
- Garage conversion providing dining room or home office
- Spacious kitchen/breakfast room
- Principal bedroom with en-suite shower room
- Built-in wardrobes to two bedrooms
- Private rear garden with summer house/workspace
- Quiet cul-de-sac position in the popular village of Hamstreet
- Close to village amenities, primary school and mainline railway station



✦ ✦ ✦ Enhanced with AI

Hallway

Part glazed door to the front, doors to all rooms, stairs leading to first floor, radiator and fitted carpet.

Cloakroom

Comprising a WC, wash basin, radiator, extractor fan and vinyl flooring.

Kitchen/Breakfast Room

7' 10" x 17' 11" (2.40m x 5.46m)

Window to front, door to side, radiator and vinyl flooring. Range of fitted units to the wall and floor with Oak works surfaces over, underslung stainless steel Butler sink with mixing tap, built-in electric oven with five ring gas hob and extractor hood above, space and plumbing for washing machine and tumble dryer, space and plumbing for dishwasher and space for freestanding fridge freezer.

Dining Room/Study

8' 0" x 10' 8" (2.45m x 3.26m)

Window side, under stairs fitted cupboards, radiator and oak flooring.

Living Room

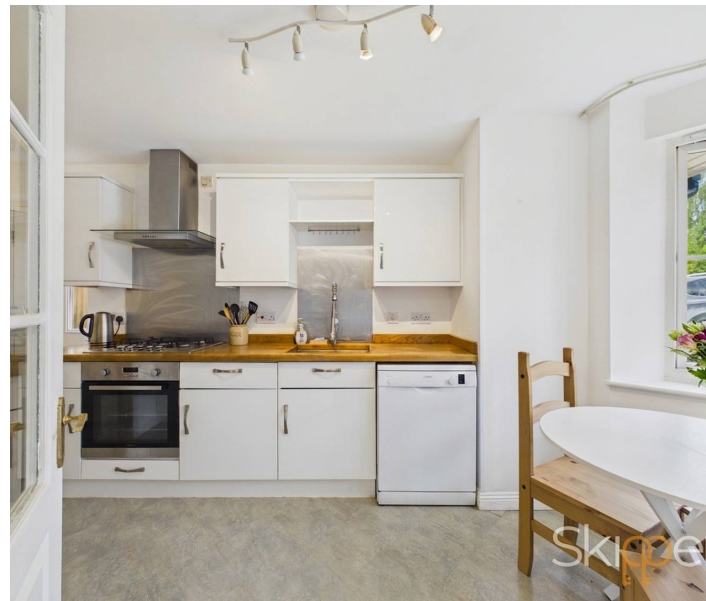
20' 0" x 10' 3" (6.09m x 3.12m)

Windows and doors to the garden, radiators and fitted carpet. Doors into Conservatory.

Conservatory

9' 2" x 12' 5" (2.80m x 3.79m)

Windows overlooking the garden and doors leading out to the patio with fitted carpet.





Landing

Window to side, doors to all rooms, airing cupboard housing hot water cylinder, loft access (partially boarded), radiator and fitted carpet to stairs and landing.

Bedroom 1

10' 7" x 12' 0" (3.22m x 3.65m)

Window to rear overlooking garden, fitted wardrobes, radiator and fitted carpet.

En-suite

Window to side, shower enclosure with bi-fold door and thermostatic shower, WC, wash basin, radiator, extractor fan, part wall tiling to shower enclosure and vinyl flooring.

Bedroom 2

11' 3" x 11' 8" (3.42m x 3.55m)

Window to front, fitted wardrobes, radiator and laminate flooring.

Bedroom 3

8' 6" x 8' 7" (2.59m x 2.61m)

Window to front, radiator and laminate flooring.

Bathroom

Window to rear, bath with mixer taps and hand shower attachment, WC, wash hand basin, radiator, extractor fan, wall tiling and vinyl flooring.







Ground Floor



First Floor





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