



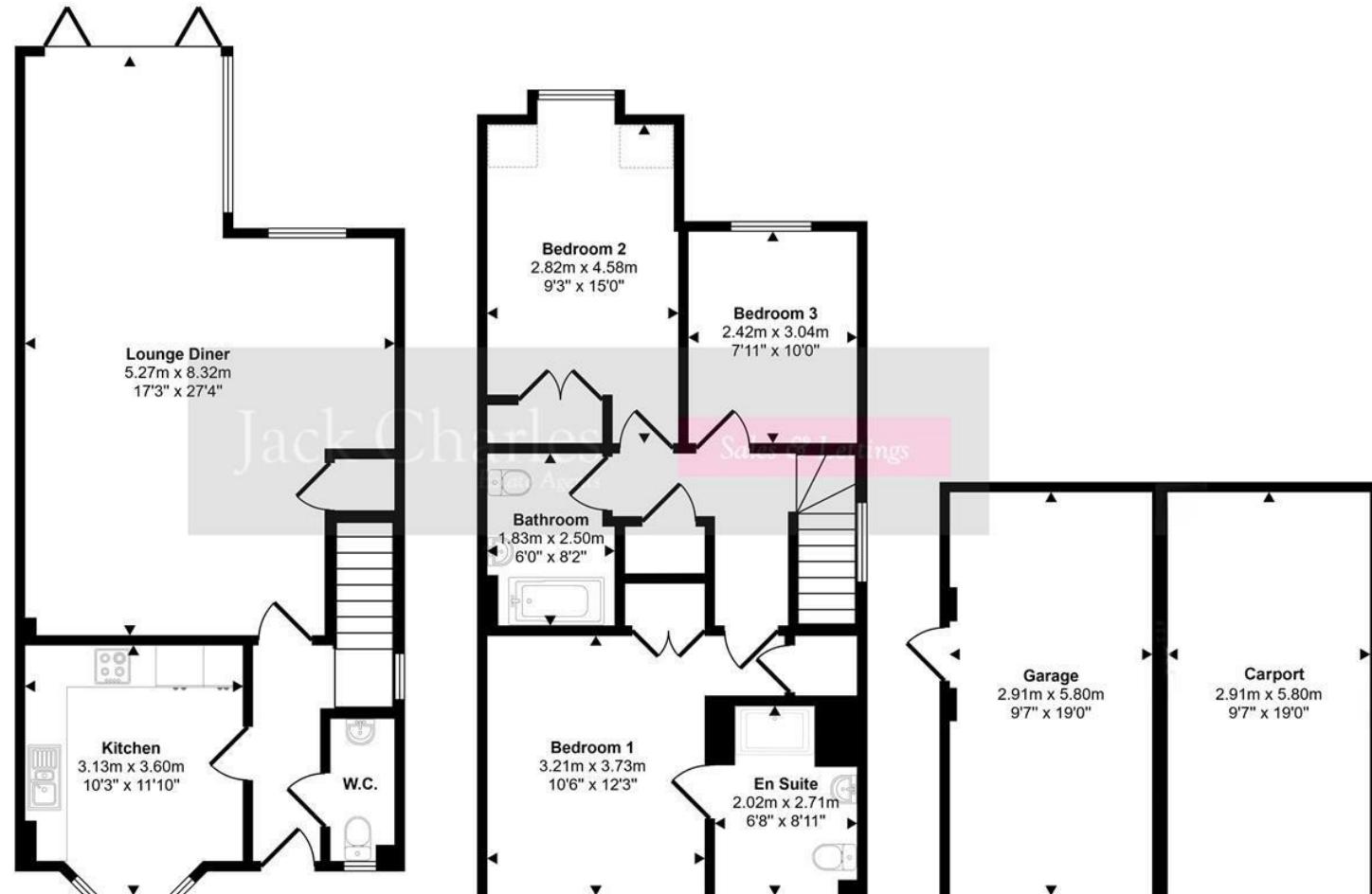
2 Hawthornden Grove, Yalding, ME18 6FG

Guide Price £650,000

Jack Charles
Estate Agents

Sales & Lettings

- Stunning Semi Detached Family Home
- Three Bedrooms
- Kitchen / Breakfast Room
- Openplan Living / Dining / Family Room
- Ensuite & Family Bathroom
- Cloakroom/WC
- Beautiful Landscaped Garden
- Carport & Garage
- Ample Parking



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To Be Sold

Jack Charles are delighted to present for sale this wonderful home nestled in the charming village of Yalding, this exquisite detached Millwood designer home offers a perfect blend of modern living and natural beauty. With 3 good sized bedrooms and a wonderful open plan family / dining / sitting room, there is Amtico wood effect flooring throughout the hall and kitchen/breakfast room with bay window overlooking the communal meadow to the front, There are builtin appliances, hob, Quartz stone worktops. The property boasts two well-appointed bathrooms, ensuring convenience for all and a ground floor WC. There is also plenty of storage.

Outside, there is a beautiful garden which has been landscaped with colourful flower and shrub borders and offers a good degree of privacy, there is a summer house and two paved terraced seating areas. Access to a detached garage and a gate leading to front where the parking area provides parking for several cars including a very useful car barn in addition to the garage.

In the heart of the development is a meadow / paddock area which forms part of the private woodland exclusive to the residents of Hawthornden Grove.

This home is beautifully presented and we think perfect for those looking for a peaceful yet stylish residence in a picturesque setting.

Yalding

Situated in the ever popular Yalding, the house is just a stroll from the High Street and the attractive centre of the village which offers local shops, public houses and restaurants. Yalding is one of those quintessential Kent villages steeped in history with the aesthetics to match. There is also a train station and easy access to the larger 'A' road network a short drive away.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	87	88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







