10 Hawthornden Grove, Yalding, Kent, ME18 6FG.

Guide Price £600,000 - £625,000

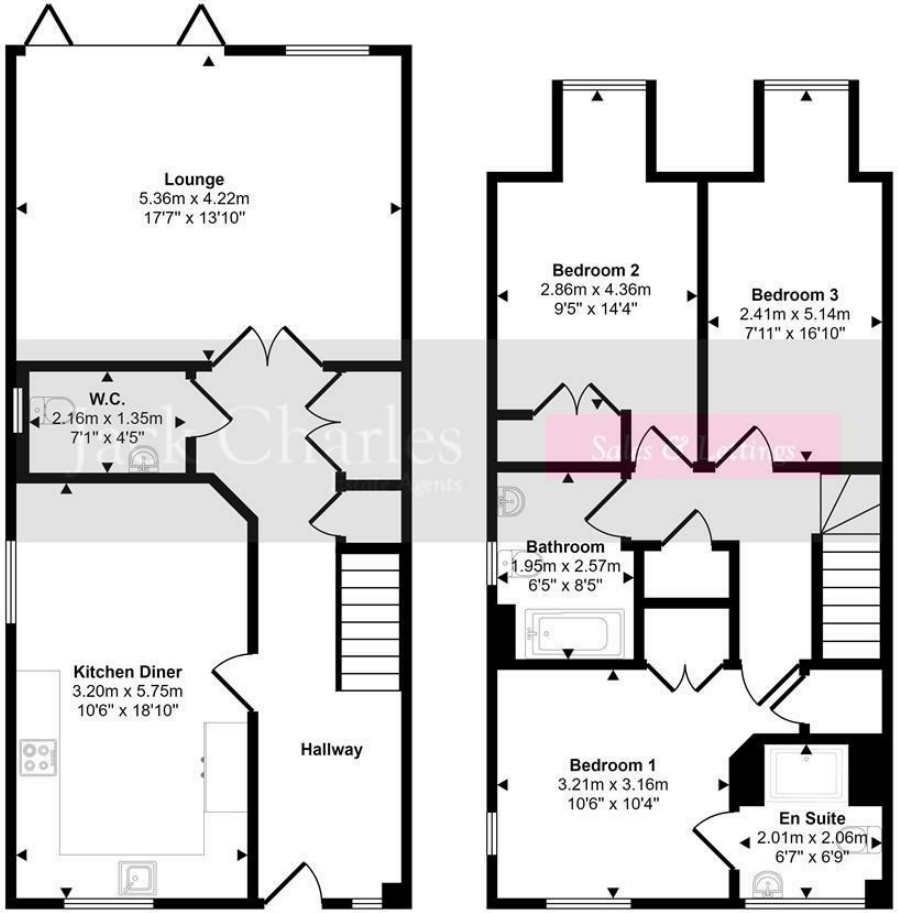
Jack Charles
Estate Agents

Sales & Lettings

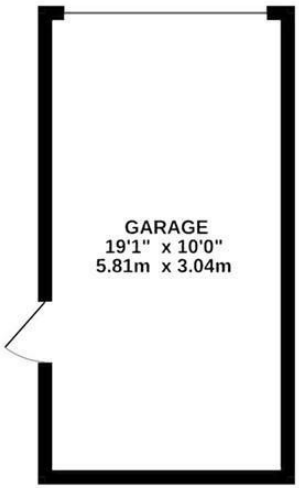
- Millwood Designer Home
- Living Room
- Pretty Gardens
- Three Bedrooms
- Cloakroom/WC
- Communal Grounds
- Kitchen/Dining Room
- Ensuite & Family Bathroom
- Parking & Garage

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

Approx Gross Internal Area
119 sq m / 1277 sq ft



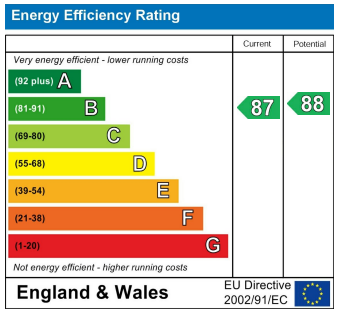
TOTAL FLOOR AREA : 1436 sq.ft. (133.4 sq.m.) approx.



Ground Floor
Approx 62 sq m / 671 sq ft

First Floor
Approx 56 sq m / 605 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are delighted to offer for sale this beautifully presented three bedroom semi-detached home, set within a small and exclusive development built by Millwood Designer Homes in the sought-after village of Yalding.

This attractive and contemporary home offers bright, spacious accommodation, finished to an exceptional standard throughout. It forms part of a select collection of properties and enjoys a charming outlook across open meadowland to the front, adding to its rural appeal.

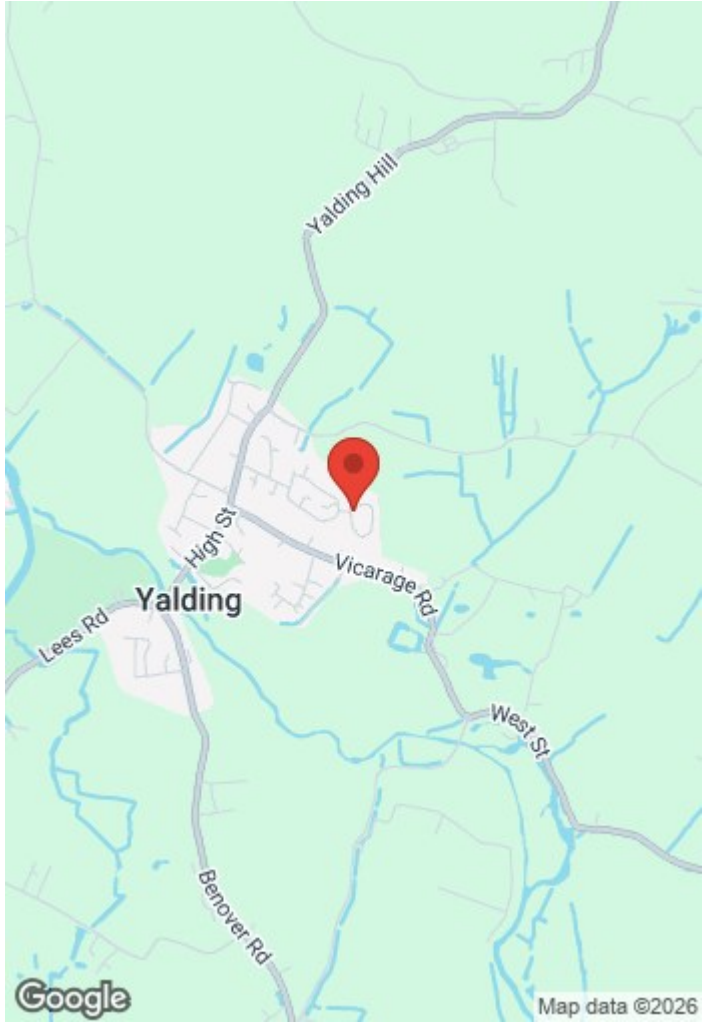
The accommodation is arranged over two floors and includes a welcoming entrance hall leading to a stylish open plan kitchen and dining area, fitted with a comprehensive range of units, Bosch integrated appliances, and elegant Amtico flooring. The living room sits to the rear and features bi-fold doors that open onto the beautifully maintained south facing garden, creating a seamless connection between the indoor and outdoor spaces. Additional ground-floor benefits include a utility cupboard with plumbing and space for laundry appliances, along with a useful understairs storage cupboard.

On the first floor, there are three generous double bedrooms, all beautifully presented. The principal bedroom enjoys dual aspect windows, built-in wardrobes, and a stylish en suite shower room. A further double bedroom features fitted wardrobes, while the family bathroom is finished with Roca sanitary ware, including a bath with an overhead shower.

Externally, the property offers a good-sized south facing rear garden, mainly laid to lawn with a patio area ideal for outdoor dining and entertaining. There is a garage with an up-and over door and side personnel access, as well as a driveway providing off road parking for two vehicles. To the front, the home enjoys an open outlook across meadowland, providing a peaceful and 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.



Jack Charles

Estate Agents

Sales & Lettings

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

30 London Road
Sevenoaks
Kent TN13 1AP
Tel: (01732) 678 678

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk