

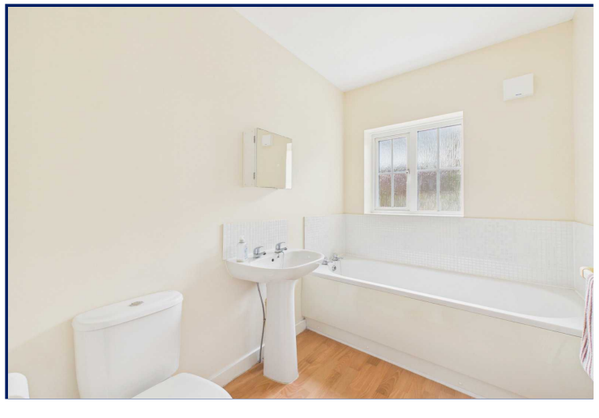


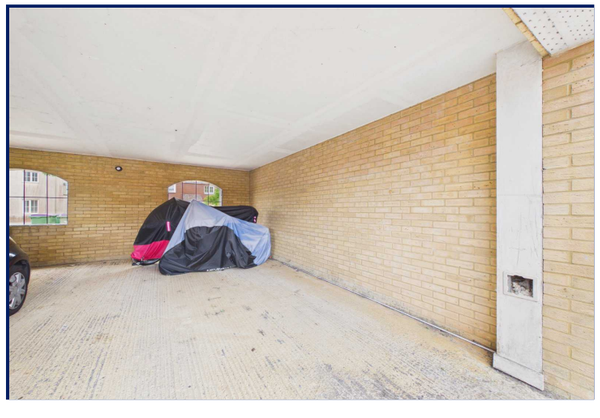












Campbell Road,
Hawkinge

Asking Price: £339,995
Freehold

Reeds Rains

reedsrains.co.uk

1 Campbell Road, Hawkinge, CT18 7TL

Asking Price: £339,995

Council Tax Band: D
EPC Rating: C

Reeds Rains are pleased to present this well maintained three-bedroom semi-detached home, situated in a peaceful residential area of Hawkinge, conveniently close to highly regarded schools, excellent transport links, and a range of local amenities.

The property is being offered to the open market with the benefit of no onward chain.

Well presented throughout, the property offers spacious and versatile accommodation, including three generous double bedrooms, two well-proportioned reception rooms, a fitted kitchen, a convenient ground floor cloakroom/WC, first floor family bathroom, and an en-suite shower room to the principal bedroom.

The home is filled with natural light, creating a bright and welcoming atmosphere, while its flexible layout makes it well suited to a variety of buyers.

Outside, the property benefits from a private rear garden, ideal for relaxing or entertaining, along with allocated parking which allows for two tandem spaces, one under croft parking space and one external parking space.

Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

Location

This beautifully presented three-bedroom semi-detached family home on Campbell Road, Hawkinge, offers a superb combination of modern style, versatile living space, and an enviable location. Just a short stroll from highly regarded primary schools, local shops, bus routes, and miles of countryside walks, it provides the perfect setting for family life.

Off Road Parking

The property has the benefit of two allocated parking spaces with one to the rear and one under croft space.

Private Garden

A well maintained private garden to the rear The garden is mostly laid to lawn with fenced surround with a patio area ideal for entertaining.

Service Charge

We understand that this property is liable to an annual service charge of £662.49. This includes the insurance for the under croft parking space.

Agents Note

If an offer is accepted on a property marketed by Reeds Rains, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations and we use a specialist third-party company to carry out these checks. The fee is £30 plus VAT (£36 including VAT) per transaction, payable once the offer is agreed and before the sales memorandum is issued. Please note that once paid, this charge is non-refundable.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk