



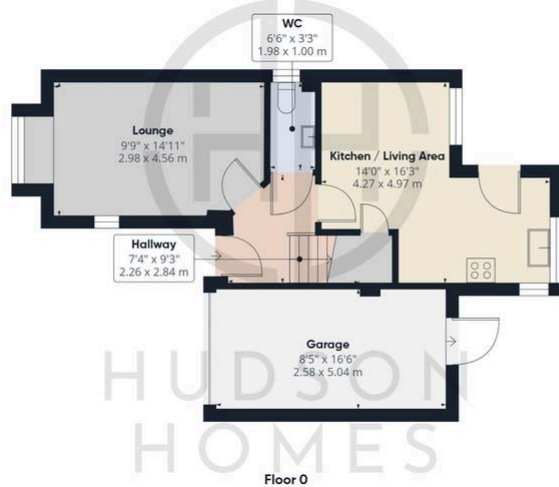
HUDSON
HOMES



14 Alder Road, Hampton Hargate

£305,000 Freehold

Chain-free property offering a fantastic opportunity for first-time buyers or investors. • Set on a 2,799 sq ft plot with 893 sq ft of internal living space. • Integrated kitchen/dining room with a generous understairs storage cupboard, providing excellent additional storage space. • Bedroom One with two mirrored fitted wardrobes and a modern en-suite shower room, offering excellent storage and convenience. • Two further double bedrooms, with Bedroom Two benefiting from a fitted wardrobe for additional storage. • Spacious family bathroom complemented by a convenient downstairs cloakroom/WC. • Generous rear garden, patio area and versatile outdoor space ideal for entertaining. • Single garage with power and lighting connected, housing a Vaillant boiler and benefiting from a convenient access door to the garden, plus driveway parking. • Walking distance to shops, restaurants, public transport and local attractions. • Quiet residential location close to schools, local amenities, parks and commuter routes.



Approximate total area⁽¹⁾
983 ft²
91.5 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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