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**Waterman House Estates**



## **Waterslippe, Tonbridge, TN11 0EP**

**Offers in excess of £300,000**

We are pleased to bring to the market this 3 BEDROOM TERRACED HOUSE located in HADLOW, TONBRIDGE. Downstairs comprises of the KITCHEN and LARGE LOUNGE/DINER. There are 3 BEDROOMS upstairs, 2 DOUBLES and 1 SINGLE plus the FAMILY BATHROOM. To the rear of the property is a GARDEN LAID TO LAWN.

Located in the picturesque village of HADLOW and close to all local amenities. This property is situated on the A26 and on main bus routes. Tonbridge Train Station is just 11 minutes away by car and can take you to London in approximately 40 minutes.

Can be sold with TENANT IN-SITU or VACANT POSSESSION.

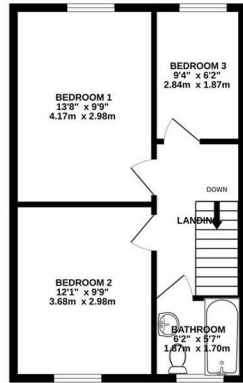
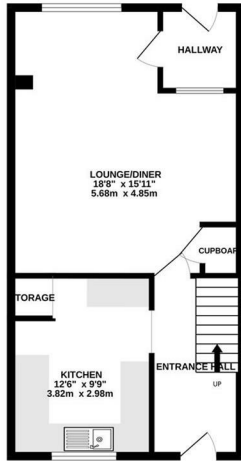


# 8 Waterslippe, Hadlow, Tonbridge, Kent, TN11 0EP



GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.

1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 905 sq.ft. (84.1 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. All rights reserved. All measurements are given in feet and inches and the metric equivalent is given in brackets. All measurements are given to the nearest millimetre and the tolerance is +/- 10mm.

## Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	85

## Environmental Impact (CO<sub>2</sub>) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

