



17 Twyford Road, Hadlow, Tonbridge, Kent, TN11 0HJ

Asking price £475,000 - £495,000

Jack Charles  
Estate Agents

Sales & Lettings

■ Asking Price £475,000

■ Bathroom & Shower Room

■ Dining Room

■ Village Location

**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.

■ Extended Family Home

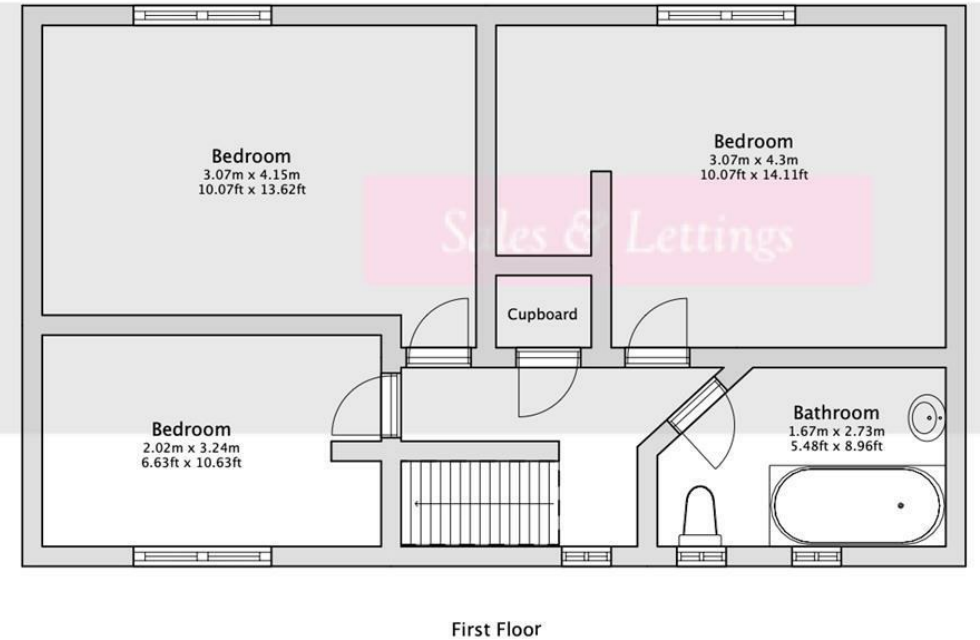
■ Stylish Kitchen

■ Log Burner

■ Three Bedrooms

■ Living Room

■ Landscaped Garden



17 Twyford Road  
Approximate total internal area:  
101.12m<sup>2</sup> (1088.45sqft)

Although measurements have been taken to ensure accuracy,  
they are approximate on this floor plan and is for illustrative purposes only.

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

EU Directive 2002/91/EC

76

42

**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 well presented and modernised extended semi detached house situated in the popular village of Hadlow. This family home has been modernised by the present owners and provides spacious accommodation comprising entrance porch, ground floor shower room, living room, stylish fitted kitchen, and a dining room which has square arches leading to both the living room and kitchen. To the first floor there are three good sized bedrooms and a wonderful family bathroom. Outside to the front is a resin drive and to the rear the garden has been beautifully landscaped, laid to lawn, enclosed by panel fencing and offers a good degree of privacy and large garden shed. Viewings recommended.

## Hadlow

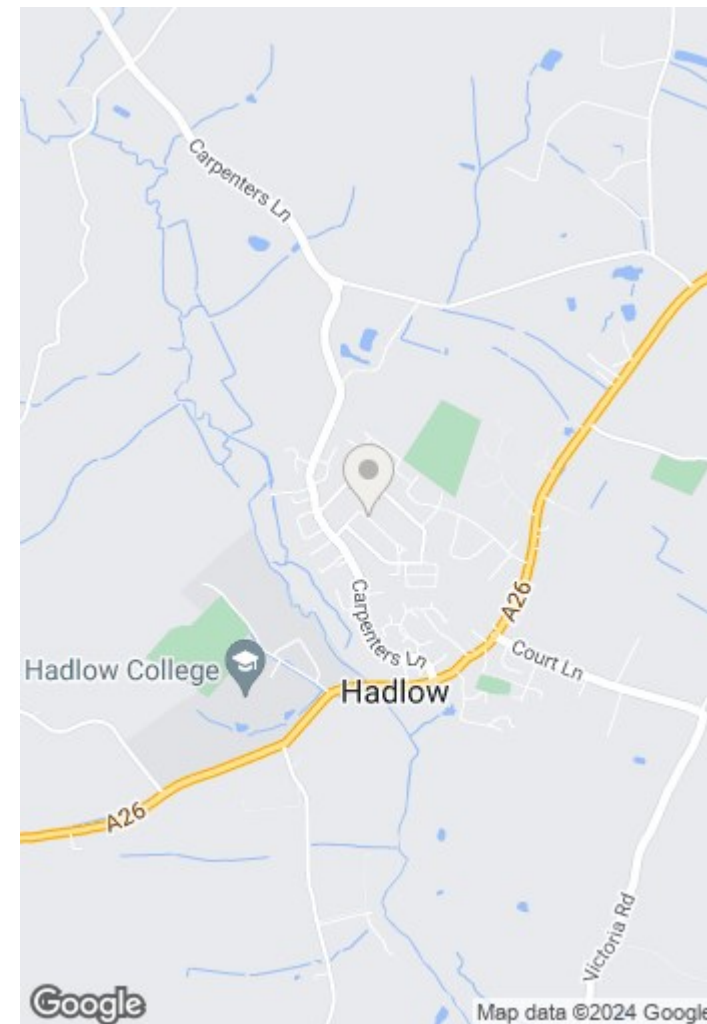
Hadlow is a quaint village on the outskirts of Tonbridge offering good local facilities within a short walk of the property including a post office/convenience store, grocers/off-licence, hair dressers, pharmacy, village bakers, medical centre and primary school. There is also a vintage homeware shop with cafe and the Agricultural College, which also has a garden centre, gift shop and cafe.

Tonbridge High Street and industrial estate is only 4 miles away with a handy bus route linking the two. Sevenoaks, West Malling and Maidstone are also within about a 25 minute drive or less. There are supermarkets in Tonbridge and Kings Hill. Bluewater is only about 22 miles to the North.

Tonbridge or Hildenborough stations have fast and frequent services to London Charring Cross or Cannon Street (Tonbridge to London Bridge from 32 minutes). West Malling station has services to London Victoria in about an hour.

There are several primary schools in Hadlow and the surrounding villages. Tonbridge, Tunbridge Wells and Maidstone all have grammar schools. Tonbridge also has a highly regarded public school for boys and two popular preparatory schools.

Road connections are good with access to the M20 and M26 only about 7/8 miles to the North, thereby connecting to the M25, international ports and airports.

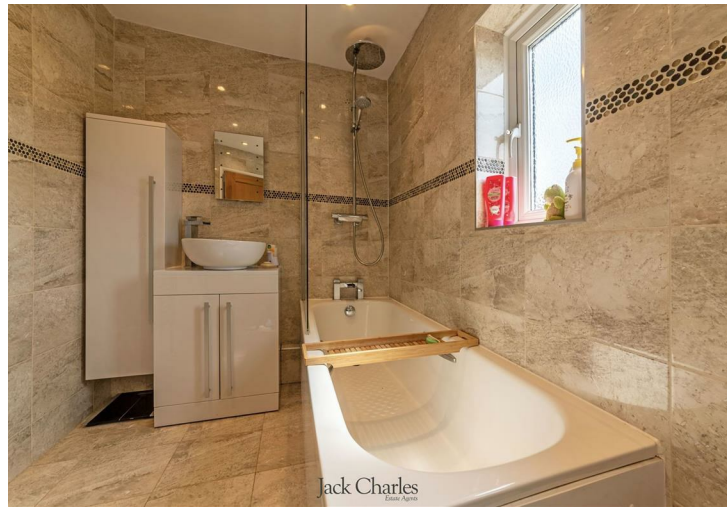




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