



10 Bells Cottages Three Elm Lane, Golden Green, Tonbridge, TN11 0BB

Guide Price £350,000 - £360,000

Jack Charles
Estate Agents

Sales & Lettings

- Guide Price £350,000 - £360,000
- Four Bedrooms
- Kitchen
- Superb Investment Opportunity

- Currently Let out By The Room
- Bathroom
- Utility Lobby

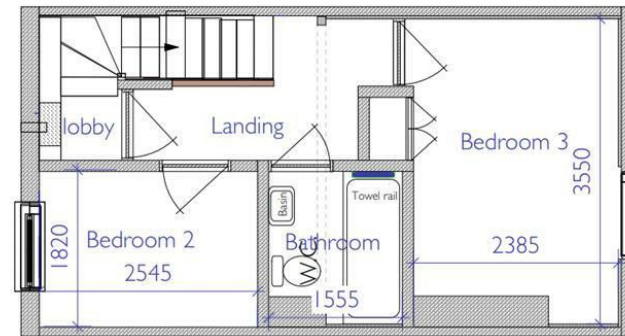
- Well Presented
- Terraced Cottage
- Garden

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.

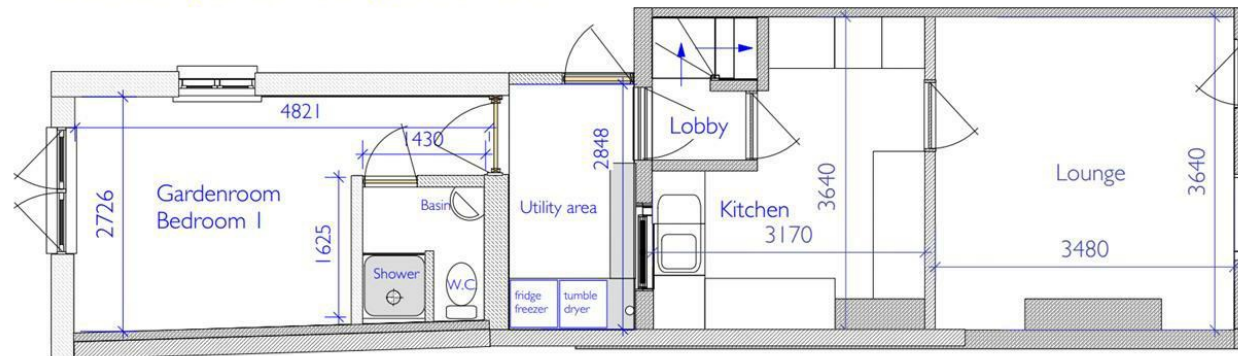
Scale 1 : 50 Second floor
Bedroom 4 loftroom



Scale 1 : 50 First floor
Bedrooms 2/3 Bath/shower room



Scale 1 : 50 Ground floor
Lounge, Kitchen Utility room
Bedroom 1 (Garden room), Shower room



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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To Be Sold

Guide Price £350,000 - £360,000

Jack Charles are delighted to market for sale this wonderful cottage situated in a lovely setting and arranged over three floors. The accommodation comprises from an entrance door leading into the sitting room, door to the kitchen fitted with a range of wall and base units incorporating cupboards and drawers and worktops. Door to rear lobby with stairs to first floor and a further door to an enclosed utility area which in turn has a door to outside and a door through to another lobby with a doors to a shower room and fourth bedroom. This room has patio doors leading up to the rear garden.

To the first floor there are two bedrooms and a bathroom and a staircase that leads to attic bedroom. To the front there is a small area of garden, and to the rear there is a paved patio and a large lawn garden with a further seating area to the rear and garden shed.

Golden Green

The property is situated within a semi rural location, yet within easy reach of local amenities at East Peckham and Hadlow with shops catering for everyday needs including a Co-op supermarket, bakers, butchers, greengrocers, doctors surgery, chemist, & post office as well as leisure facilities.

Comprehensive Shopping: Tonbridge (approx 4.6 miles) provides supermarkets and other high street retailers as well as a multitude of Pubs and Restaurants. Tunbridge Wells (approx 10 miles) and Bluewater Shopping Centre.

Mainline Rail Services: Paddock Wood mainline station approximately 5 miles away has a fast and frequent service to London Charing Cross and Cannon Street in about 50 minutes. Tonbridge mainline station is approximately 5 miles away offering a fast and frequent service to London Bridge/Charing Cross in about 45 minutes. Yalding station is approximately 3 miles.

Primary Schools: East Peckham, Hadlow & Tonbridge.

Secondary Schools: Judd Boys Grammar in Tonbridge, Tonbridge Girls Grammar in Tonbridge and Weald of Kent Girls Grammar School.

Private Schools: The Preparatory Schools at Somerhill. Hilden Oaks and Hilden Grange in Tonbridge. Tonbridge and Sevenoaks Public Schools.

Leisure Facilities: Wrotham Heath Golf Club, Nizels Golf and Fitness centre in Hildenborough. Poult Wood Golf Club, Tonbridge. Also in Tonbridge are outdoor and indoor swimming pools, the Angel Leisure Centre and a range of sporting clubs to include football, baseball, swimming.

Motorway Links: Excellent access to the motorway network at the A21 at Hildenborough, connecting with the M25 for Gatwick and Heathrow Airports The A26 leads to the A228 which gives access to the M20 for convenient road access to the Channel Tunnel Terminus at Ashford International Station . The adjoining road networks offer links to London, Canary Wharf, the Dartford River Crossing, Bluewater Shopping Centre and the South Coast. There is also convenient road access to Ebbsfleet International Station with high speed rail services into central London (including Stratford for the 2012 Olympics) and Europe.





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