



5 Pittswood Cottages Ashes Lane, Tonbridge, TN11 0AR.

Asking price £395,000

Jack Charles
Estate Agents

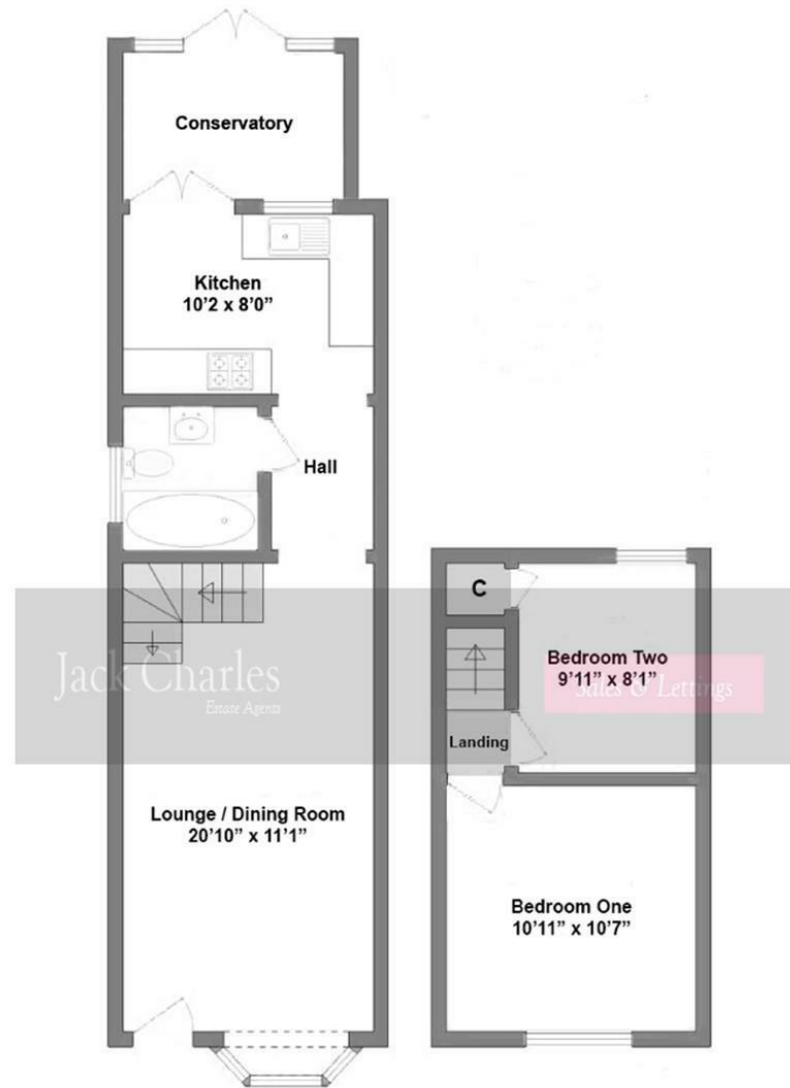
Sales & Lettings

- Semi Detached House
- Kitchen
- Bathroom

- Two Bedrooms
- Conservatory
- Semi Rural Location

- Lounge / Dining Room
- Pretty Garden
- Good Sized Loft

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		<div style="text-align: center;"> 90 </div>
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Important Notice:
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To Be Sold

Jack Charles are delighted to offer for sale this delightful and well presented two bedroom semi detached cottage, situated just off Ashes Lane in Hadlow. The property makes an ideal first time purchase or investment and comprises of an entrance porch leading to a generous through lounge/dining room with a window to the front, stairs to the first floor and a doorway leading to an inner hall which in turn leads to the ground floor bathroom and a modern fitted kitchen with integrated oven and hob and access to a conservatory. To the first floor there is access to two good size bedrooms and we have been advised that there is a good sized loft space. Outside there is a lovely long lawn garden, patio area and mature flower and shrub borders, with side access to the front. Viewings are recommended.

Hadlow

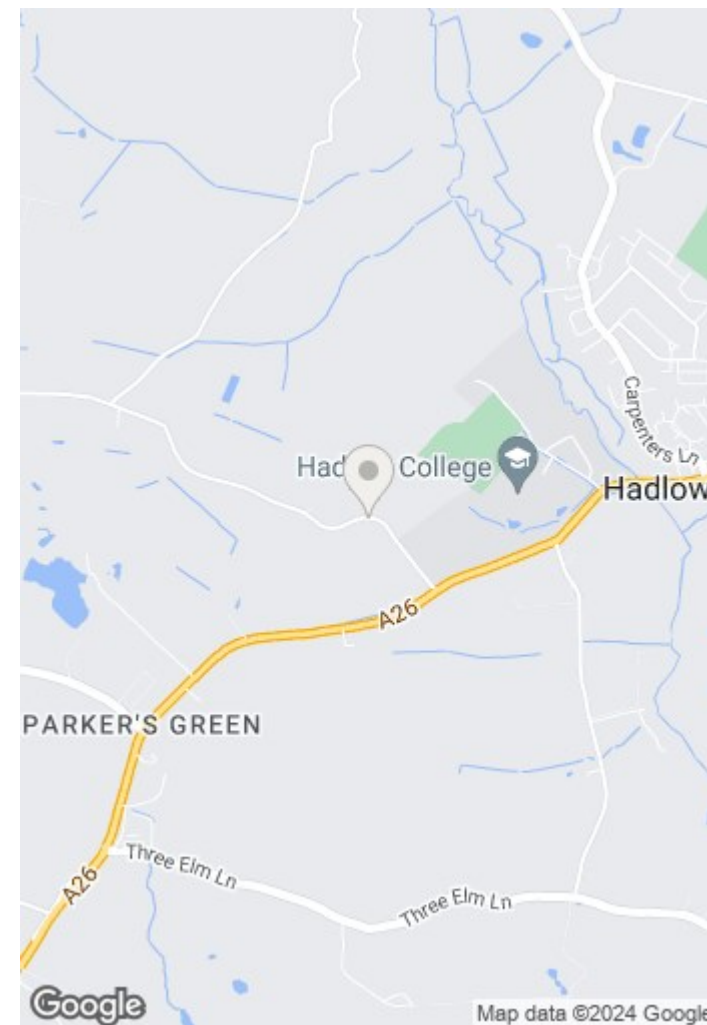
Hadlow is a quaint village on the outskirts of Tonbridge offering good local facilities within a short walk of the property including a post office/convenience store, grocers/off-licence, hair dressers, pharmacy, village bakers, medical centre and primary school. There is also a vintage homeware shop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

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