



9 Hardinge Avenue, Tunbridge Wells, TN4 0TU.

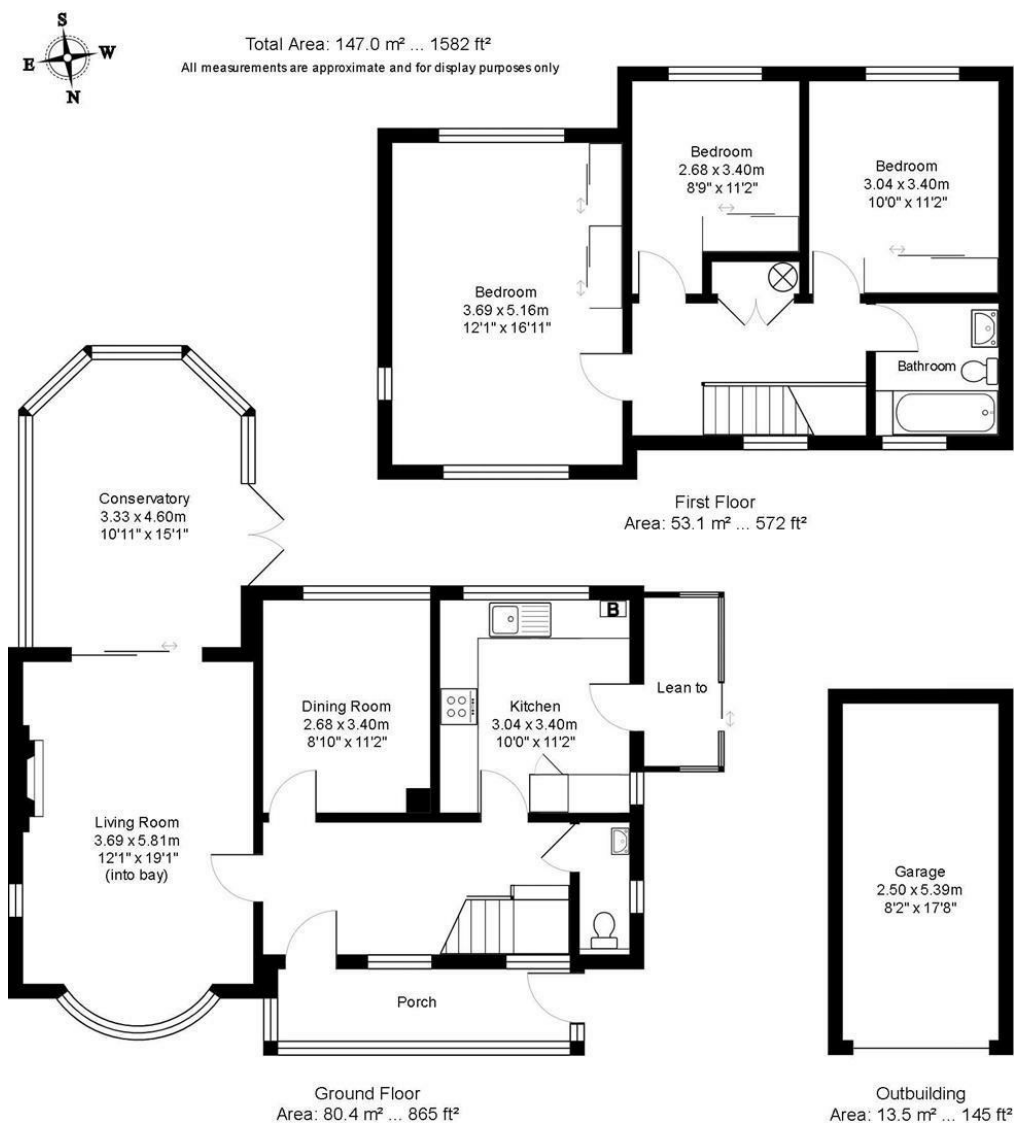
Offers in the region of £825,000 -

Jack Charles  
Estate Agents

Sales & Lettings

- Detached House
- Newly Fitted Kitchen
- Cloakroom
- Offers in the Region Of £825,000
- Three Bedrooms
- Sitting Room
- Conservatory
- Family Bathroom
- Dining Room / Family Room
- Beautiful Gardens, Garage & Parking

**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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 78        |
| (55-68) <b>D</b>                            | 60                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**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

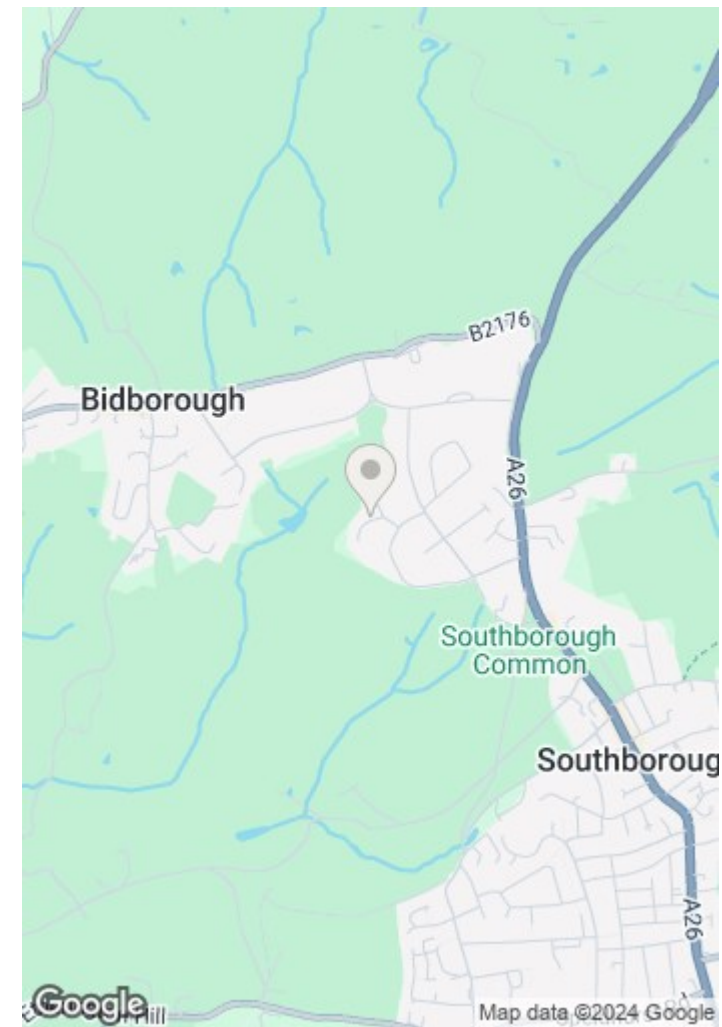
Jack Charles are delighted to offer for sale this super detached property situated in a sought-after location on the borders of Bidborough and Southborough. The property has scope for further expansion subject to planning and internally comprises from a long entrance porch which in turn leads into an entrance hall with stairs to first floor and doors to a family / dining room, kitchen, cloakroom and the living room which has a lovely double aspect with a bay window to the front, feature fireplace and sliding patio doors that lead through to a conservatory overlooking the stunning gardens. The dining room doubles up as a study/family room and the recently installed kitchen comprises a range of units incorporating cupboards & drawers, worktops and integrated appliances. There is a door to there are 3 bedrooms and family bathroom which has been recently installed.

Outside, a particular feature of the property are the stunning gardens. The owner over the years has spent much hard work and effort manicuring the gardens into what they are today. There is a beautiful lawn with extensive flower and shrub borders providing an array of colour throughout the year. There are beautiful Rhododendron's with secret pathways, garden shed, greenhouse and a potting shed as well as paved patio Adjacent to the house. To the front is a driveway that providing parking for several vehicles and a single garage.

Viewings recommended.

## Location

Bidborough & Southborough lie just a couple of miles south of Royal Tunbridge Wells and north of Tonbridge. For those commuting to London there's a direct line to Charing Cross and both Tonbridge station and Tunbridge Wells station offer fast and frequent services to London Bridge, Waterloo East and Cannon Street in under one hour. If you are travelling by car, the A21 can be accessed from Tunbridge Wells or Tonbridge, linking to the M25 and the national motorway network, Gatwick and Heathrow airports and the Channel Tunnel terminus. Southborough offers a number of local shops and cafes with nearby Tunbridge Wells providing a modern shopping centre as well as independent clothes and furniture shops in the High Street and the Pantiles and if it's good schools you are after there a numerous private and state schools to choose from within a 5 mile radius of Southborough.





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