



Hope Avenue, Hadlow, Tonbridge, Kent, TN11 0HE

Guide Price £399,995

When experience counts...

est. 1828  
**bracketts**

Offered for sale is this 3/4 bedroom semi detached family home. Located close to Hadlow village centre, with its wide choice of local shops, is this good size family home situated on a spacious corner plot. The property comprises of two reception rooms, kitchen, study / bedroom 4 with en suite shower room. To the first floor three bedrooms and a family bathroom. Externally there is a good size side & rear garden. Additional features the property offers is solar panels. Viewing comes highly recommended.

Three Bedrooms

Semi Detached Family Home

Two Reception Rooms

Extra Reception Room / Study /  
Bedroom / En Suite Shower

First Floor Family Bathroom

Fitted Kitchen

Close to Hadlow Village Amenities

No through Road

Viewing Highly Recommended





**LOCATION: Hadlow**

Hadlow is a popular village on the outskirts of Tonbridge offering good local amenities including a post office/convenience store, 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 café.

Nearby is Tonbridge, a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns.

The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

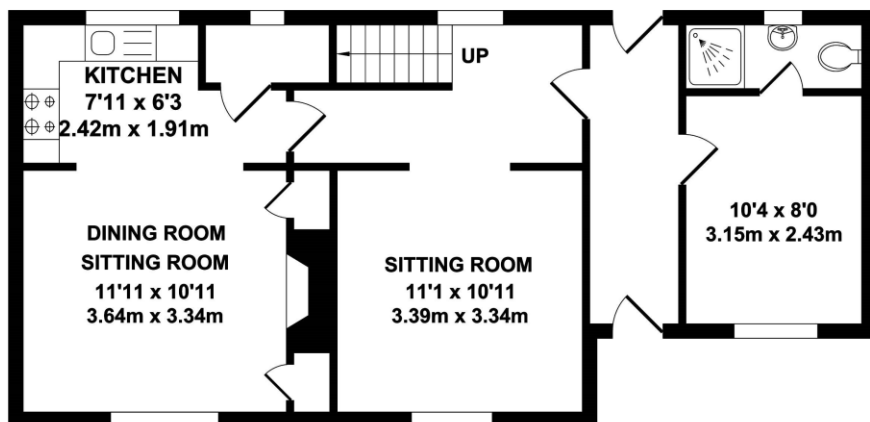
**ADDITIONAL INFORMATION:**

- Council Tax Band C
- Double Glazed Windows
- Solar Panels

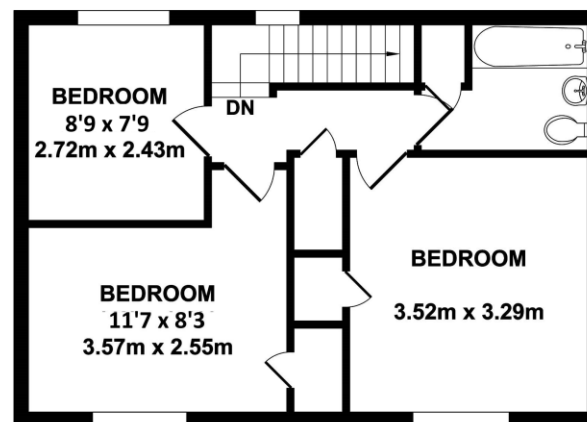
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		



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GROUND FLOOR  
APPROX. FLOOR AREA  
617 SQ.FT.  
(57.30 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
445 SQ.FT.  
(41.36 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1062 SQ.FT. (98.66 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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