



Smithers Close, Hadlow, Tonbridge, Kent, TN11

Guide Price £475,000

When experience counts...

est. 1828  
**bracketts**

Offered for sale is this three-bedroom detached home situated off the main road within a quiet cul de sac. The property comprises entrance porch, open plan living / dining room, kitchen, downstairs cloakroom and additional reception room which could be used as a play room or office space. There is an additional benefit of an integral door leading you through to the garage. Upstairs there are two double bedrooms, a further single bedroom and family bathroom. Outside there is a good sized driveway providing off road parking for multiple vehicles. To the rear there is a good sized garden with potential to put your own stamp on it. The property requires modernisation throughout and is offered for sale with no onward chain. We recommend an internal inspection to appreciate the space this home has to offer.

**\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\***

Detached House

Three Bedrooms

Kitchen

Living Room / Dining Room

Office / Play Room

Family Bathroom

Garage & Driveway

Rear Garden

Cul De Sac Location

Requiring Modernisation





### LOCATION: Tonbridge

Tonbridge is 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:

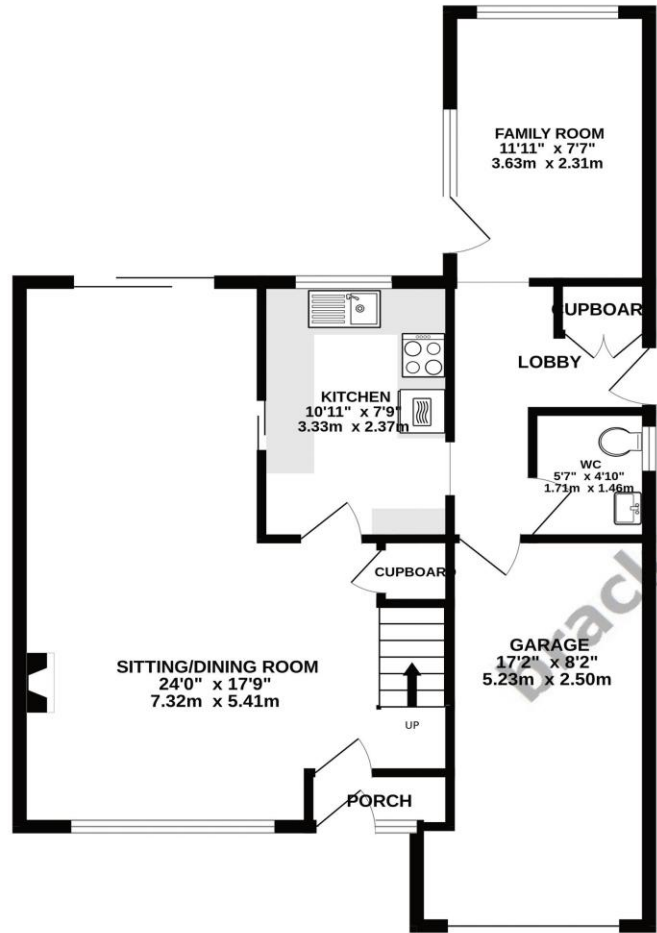
Council Tax Band E  
Double Glazed Windows

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

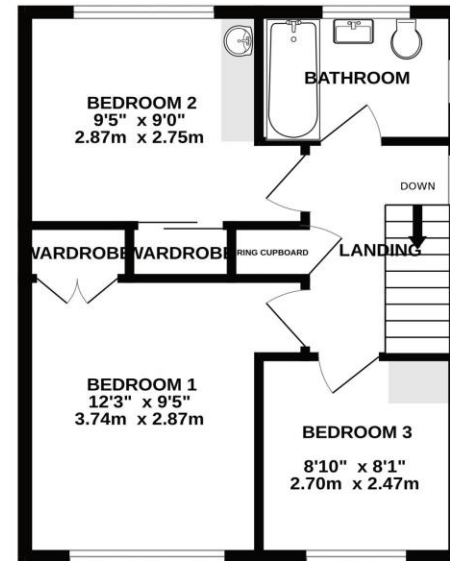


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GROUND FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.5 sq.m.) approx.



SMITHERS CLOSE, HADLOW

TOTAL FLOOR AREA : 1185 sq.ft. (110.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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