



Great Elms, Hadlow, Tonbridge, Kent, TN11 0HT
Guide Price £550,000 - £575,000

When experience counts... **bracketts** est. 1828

The Property a well presented three bedroom link detached house situated close to Hadlow Village. The village offers a comprehensive range of local facilities, including village stores, a post office, pubs, a farm shop, library, GP and dental surgeries, churches, and a primary school. This light and airy property has been extensively renovated and modernised. The property has benefitted in last few years from being re-wired and re-plumbed, double glazed, Internally accommodation comprises, entrance hall, large sitting room, open plan kitchen dining room with new high spec Bosch kitchen appliances. Inner hallway leading to utility room ,cloakroom WC and internal door to garage. To the first floor there is a modern shower room new remote control rainfall shower, three bedrooms all with built in wardrobes and the bathroom boasts a . Externally there is a mature rear garden with various seating areas, deck surrounding the Summerhouse with external lighting for evening entertaining. The Summerhouse is ready to be used as whatever is needed most, as a Summerhouse, workshop, or home office. An integral garage with block paved driveway. We recommend viewing at your earliest convenience.

Three Bedrooms

Link Detached Family Home

Large Sitting Room

Open Plan Kitchen / Dining room

Utility & Cloakroom WC

Modernised Shower Room

Built in wardrobes All Rooms

Rear Garden With Detached Summer House (Power & Light)

Integral Garage & New Block Paved Driveway

Viewing Highly Recommended





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).

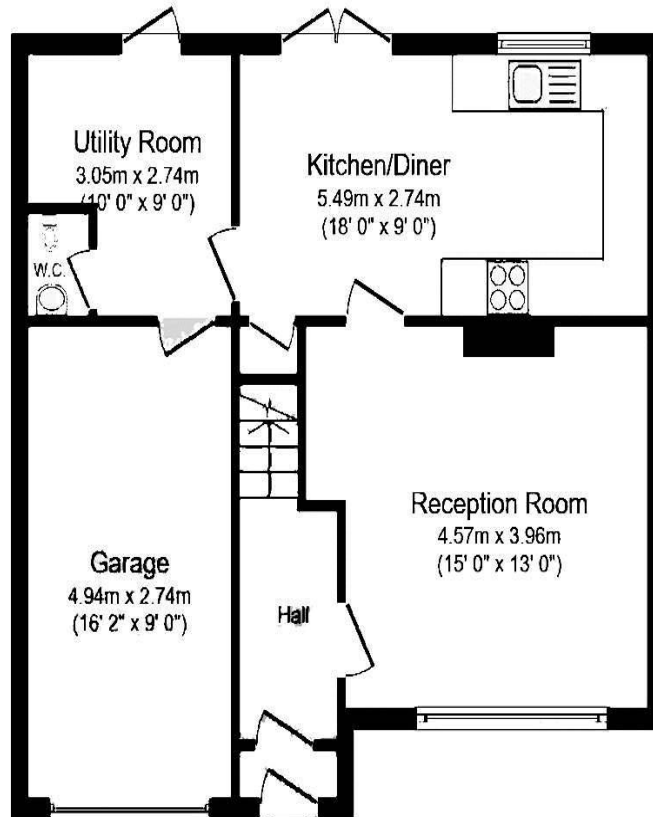
ADDITIONAL INFORMATION:

Council Tax Band E
Double Glazed Windows

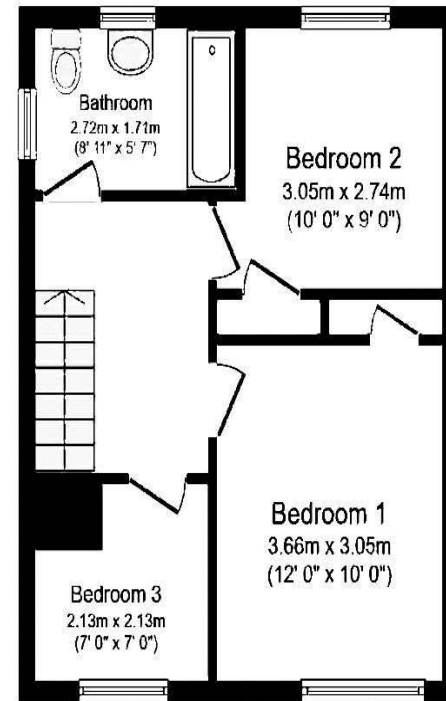
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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Ground Floor



First Floor

Total floor area 98.4 sq. m. (1,059 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).