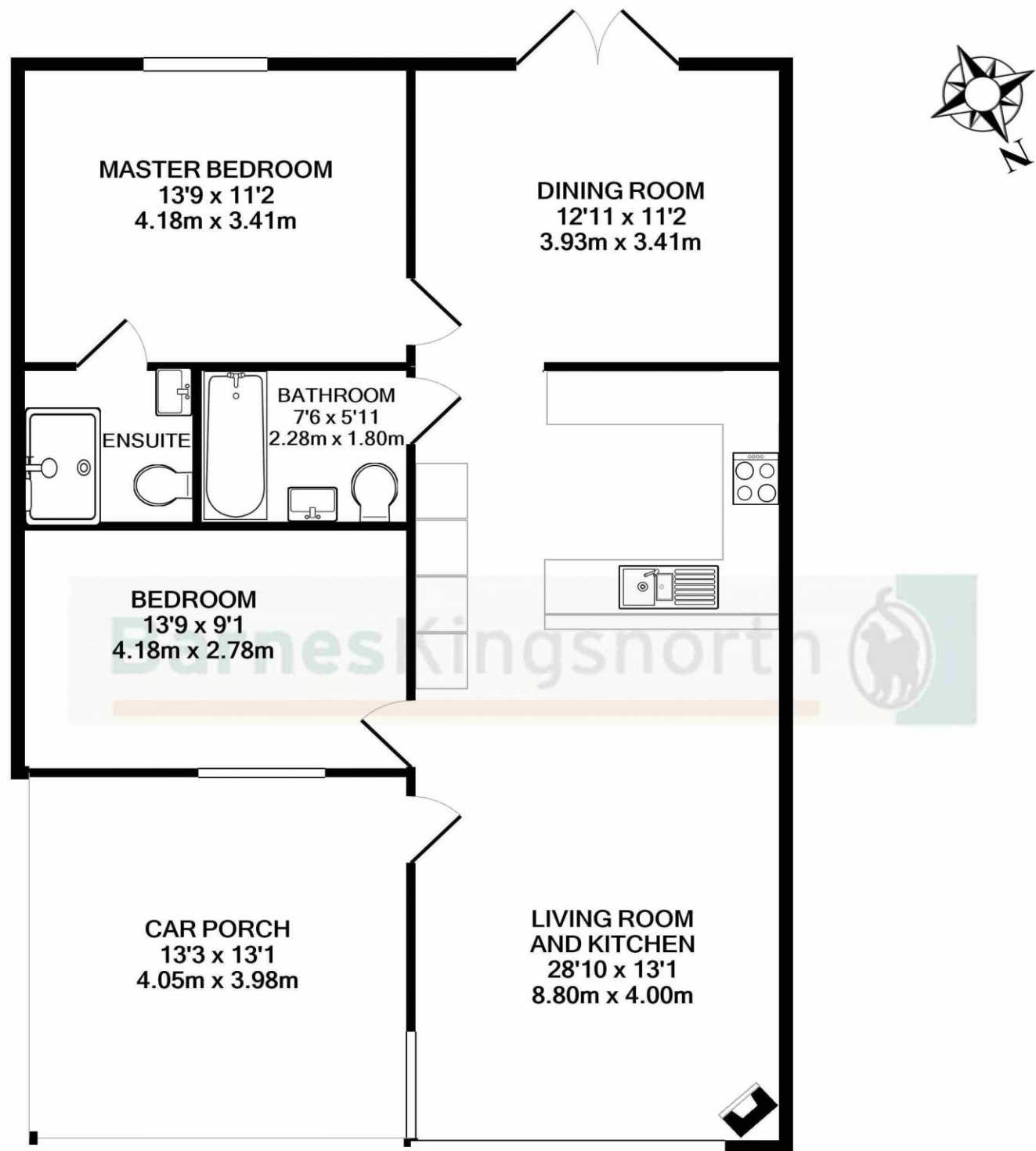


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

Barnes Kingsnorth



GREENSLEEVES MAIDSTONE ROAD HADLOW
 TOTAL APPROX. FLOOR AREA 1067 SQ.FT. (99.1 SQ.M.)
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AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



**'Greensleeves', Maidstone Road, Hadlow,
 Tonbridge, Kent, TN11 0HP**

£475,000 Freehold

Viewings strictly by appointment with the agent

Tel: 01732 771616

www.bkestateagents.com



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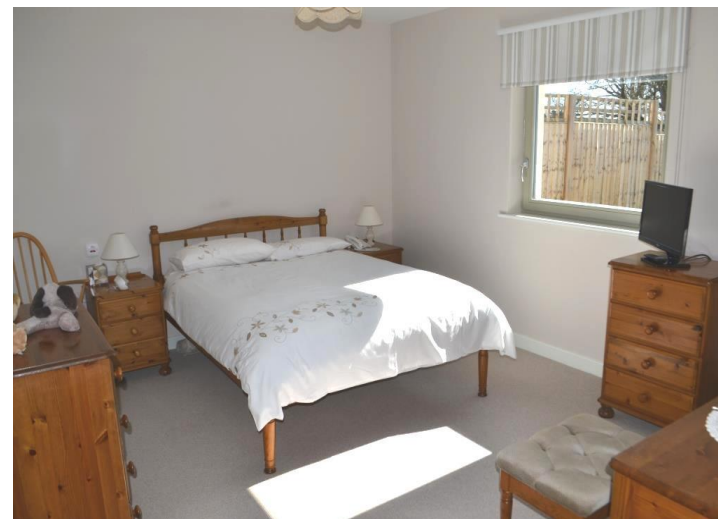
THE PROPERTY

We are delighted to offer this contemporary, terraced bungalow which is well positioned within an individual development on the outskirts of Hadlow village with countryside on the doorstep. Built in 2019, the property offers stylish, light and bright accommodation, well planned for an easy life! Entrance door into the bright and spacious open plan living room which stretches the length of the property. Light and spacious with feature window to the front, the sitting area offers ample room for comfy seating and entertaining and there is a cosy log burner for those cooler evenings. The kitchen is cleverly designed with lots of storage and worktop space and includes integrated cooker appliances and dishwasher along with a bank of full height cupboards that neatly conceal all the utility and practical equipment. An opening leads into a further area with double doors opening out into the gardenideal for a separate dining area, comfy TV room or study. There are two good size double bedrooms, one enjoying a stylish en-suite shower room fitted with crisp white suite and a further modern bathroom.

OUTSIDE

Electric gates into the driveway with delightful landscaped communal garden area and further driveway to the right where you will find your own undercover parking and entrance. The charming rear garden is fully enclosed and enjoys a sunny, southerly aspect and a generous private patio perfect for relaxing and those al fresco meals. Mainly laid to lawn and low maintenance with an attractive summer house which takes care of all the garden storage. There is a private rear access for the property.

AGENTS NOTE: Service charge for communal garden and upkeep of electric gates is currently £350.00 pa.



THE LOCAL AREA

This stylish property is located on the outskirts of the charming village of Hadlow with its thriving and active community. Located approximately 4 miles distant from Tonbridge on the northern side. Hadlow ticks all the boxes offering local shops and amenities and good bus services to Tonbridge, Tunbridge Wells and Maidstone for the many excellent schools in the area. In addition, the surrounding area has many walks through farmland and orchards, a taste of the Garden of England! Tonbridge town offers an excellent range of shopping and recreational facilities along with a mainline station offering good services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. There are good road links to the M25/M20 and the south coast.

ROUTE TO VIEW

From Hadlow village take the A26 towards Maidstone and the property will be found on the right hand side just after the pond.

PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser.

Energy Efficiency Rating: B

Council Tax Band: F

