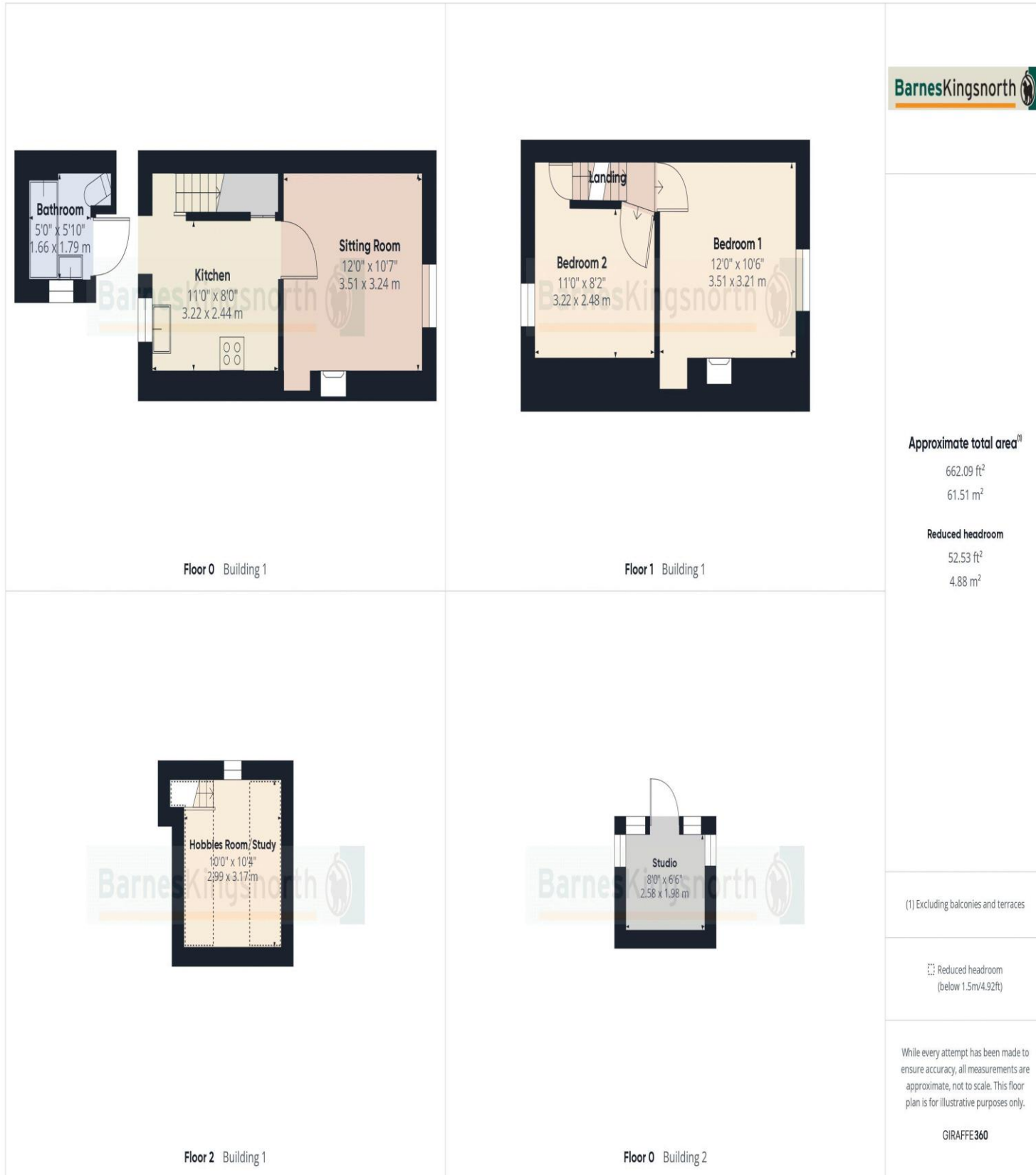


Barnes Kingsnorth offices at:

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



**The Terrace, Maidstone Road, Hadlow,
 Tonbridge, Kent, TN11 0DL**

£325,000 Freehold

Viewings strictly by appointment with the agent

Tel: 01732 771616

www.bkestateagents.com

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.



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THE PROPERTY

Charming and beautifully presented, this delightful end-of-terrace cottage, set in the village of Hadlow combines character features with contemporary embellishments and is move-in ready! Typical of the era of this type of property, the entrance door opens into the sitting room, light and airy but retaining that cosy cottage feel with feature fireplace with electric stove and character features. A door leads into the stylish kitchen, installed in November 2023, with a quarry tiled floor, fully fitted with contemporary units and wood-effect worktops, providing ample storage and working space to create those culinary delights! A handy lobby leads into the ground floor bathroom which is fitted with crisp white suite and includes a shower over the bath. Ascend to the upper floor to discover two bedrooms bright, beautifully presented and of excellent proportions. Bedroom one includes a feature period cast iron fireplace. A further room is to be found on the second floor which provides flexible accommodation as a hobbies room or a study.

OUTSIDE

Enjoy the breathtaking rear garden, fully enclosed providing seclusion and your very own slice of privacy. From the brick paved patio, a set of wooden steps lead up to an area of artificial grass along with mature trees & shrubs. At the end of the garden is a delightful, detached studio fitted with light and power a handy extra space to use as you please! The Wow factor certainly applies at this charming property where history meets modern living, and you can move straight in too!



THE LOCAL AREA

Hadlow has beautiful countryside on the doorstep and a lively village centre with local shops and amenities. The historic market town of Tonbridge is just over 3 miles distant and offers an excellent range of shopping and recreational facilities. The town dates back to Saxon times and is centred around the river Medway and features Kent's best example of a Motte & Bailey gatehouse at Tonbridge Castle. The castle grounds adjoin Tonbridge sports ground which provides a swimming pool, sports pitches, cycle routes along with riverside walks. Both primary and secondary education is well catered for with a wealth of excellent schools in the area. There are good road links to the A21 and A26 leading onto the M25 for London and the south coast. The mainline station at Tonbridge provides services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes.

ROUTE TO VIEW

From our office in Tonbridge High Street proceed northwards. At the first set of traffic lights turn right into Hadlow Road/Bordyke A26, continue along Hadlow Road past the traffic lights for approximately 2 miles. Continue into Hadlow village, proceed through the village and Number 6, The Terrace will be situated on the right-hand side just past the turning into Court Lane.

PLEASE NOTE: In accordance with Money Laundering Regulations, we are 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. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: E

Council Tax Band: C

