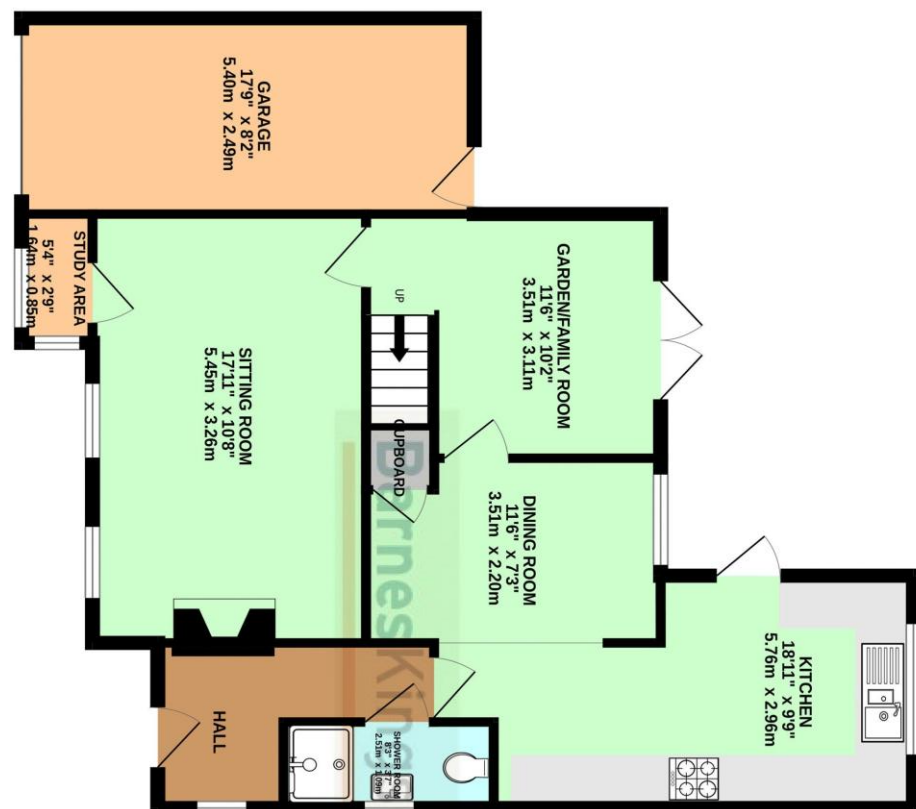
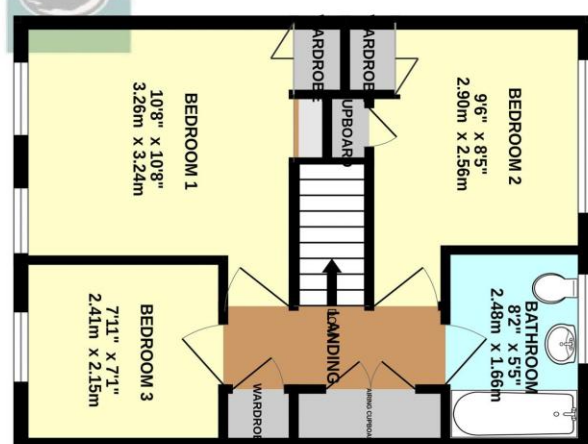


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



GROUND FLOOR
781 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.

TOTAL FLOOR AREA: 1170 sq.ft. (108.7 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. The purchaser should verify the measurements and details of the property by visiting the property and taking their own measurements. 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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Kenward Court, Hadlow, Tonbridge, Kent, TN11 0DX

Guide: £525,000 to £550,000 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.



3



3



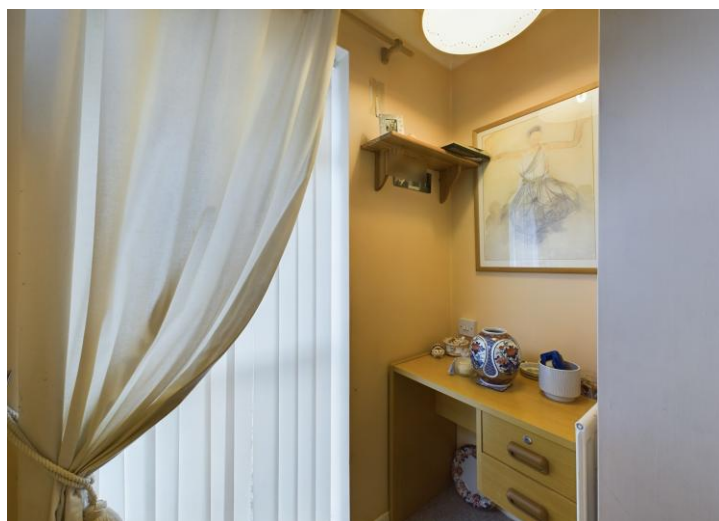
2

THE PROPERTY

This attractive, link-detached house is ideally placed in a quiet cul-de-sac, just a stroll from the village square so convenience & community can be at the heart of family life. The extended & well planned accommodation offers further scope to update, style or even extend for your own needs. Welcoming entrance hallway with easy care wood effect flooring and access to the conveniently placed shower/cloakroom. The kitchen is a great size and fitted with ample storage & worktops and includes a built-under double oven, gas hob, chimney style extractor along with space and plumbing for washing machine and space for fridge freezer. A wide arch leads to the dining area so a great layout for busy family life. The spacious sitting room is light & airy with floor to ceiling windows to the front. There is a fireplace with fitted gas fire, just right for 'cosying' up to during the winter months and there is a small study area to the front.... ideal for keeping all those 'work from home' papers tidied away! With access from both the sitting room & dining room, the family/garden room is a welcome extra space, whether for the children's toys or SIMPLY to sit, relax and enjoy the garden. Stairs to the first floor where you will find three light & airy bedrooms together with the family bathroom.

OUTSIDE

Neat frontage with small lawn & driveway parking leading to the garage. The screened rear garden is laid mainly to lawn with area of patio, a handy garden shed and an array of shrubs and climbing plants to enjoy. With a south-easterly aspect the garden also has a charming view of Hadlow Folly in the distance.



THE LOCAL AREA

The property is most conveniently located in a cul-de-sac position just a stroll from the centre of Hadlow village so ideal for your everyday needs. Hadlow with its thriving and active community is located approximately 4 miles distant from Tonbridge on the northern side. A popular village offering local shops & amenities including doctors, dentist, library, primary school and St Mary's Church and surrounded by farmland and orchards. Tonbridge town offers an excellent range of shopping and recreational facilities along with a mainline station offering services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. Hadlow village offers good bus services into Tonbridge & Tunbridge Wells or easterly to Maidstone and with excellent road links to the M25/M20, the locale certainly ticks all the boxes!

ROUTE TO VIEW

From our office in Tonbridge High Street, proceed northwards and turn right at the first set of traffic lights onto the Hadlow Road / Bordyke, A26. Continue along this road for approximately 4.5 miles to Hadlow village. Take the first turning on your left into Carpenters Lane and then take the first turning on the right where the property will be found on the right-hand side.

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: D

Council Tax Band: E

