

**Barnes Kingsnorth offices at:**

16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: [pembury@bkea.co.uk](mailto:pembury@bkea.co.uk)  
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: [tonbridge@bkea.co.uk](mailto:tonbridge@bkea.co.uk)  
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: [lettings@bkea.co.uk](mailto:lettings@bkea.co.uk)

# BarnesKingsnorth



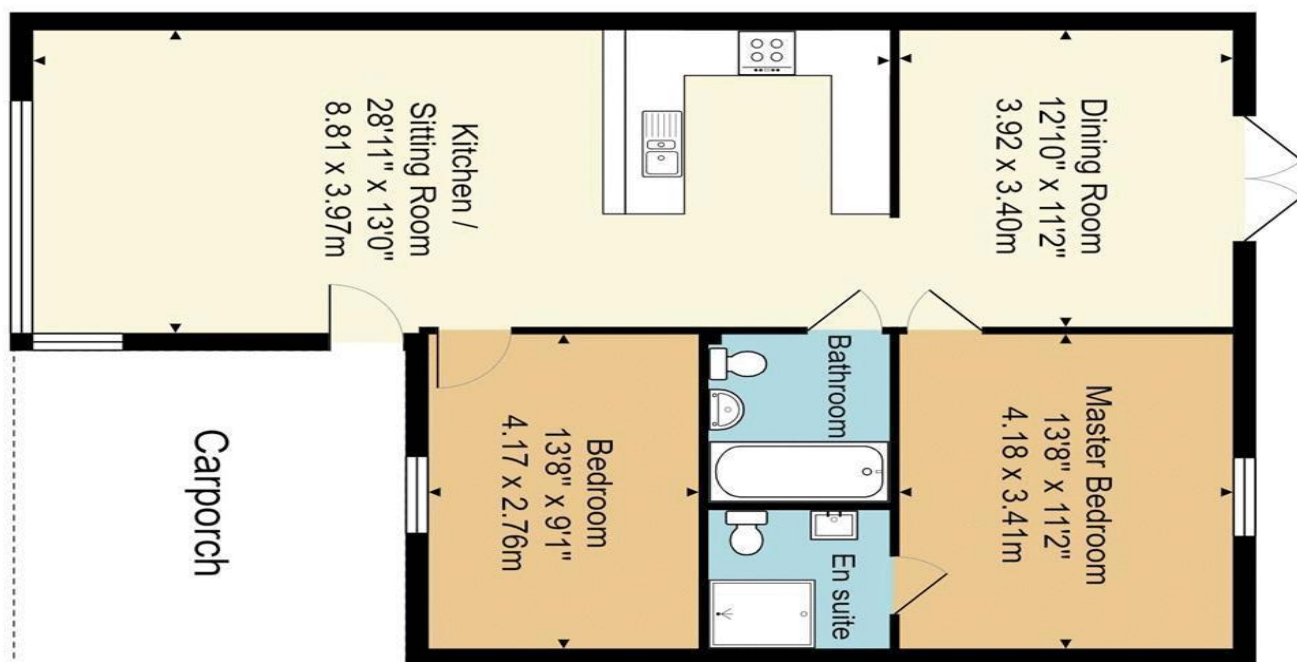
**Maidstone Road, Hadlow, Tonbridge, Kent, TN11 0HP**

**£475,000 Freehold**

**Viewings strictly by appointment with the agent**

**Tel: 01732 771616**

**[www.bkestateagents.com](http://www.bkestateagents.com)**



**Approx. Gross Internal Area**

**899 ft² ... 83.5 m²**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**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.





## THE PROPERTY

Barnes Kingsnorth Ltd 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. The kitchen is cleverly designed with stylish pale grey units and wall cupboards together with blonde wood-effect worktops and offers loads of space for storage and creating those culinary masterpieces! Great for entertaining as the open plan design keeps the conversation flowing whilst cooking plus the integrated, top of the range, appliances are included. The open plan space flows into the dining room, a more formal space to gather around the table and this flows through the French doors onto the patio and the rear garden. There are two bedrooms of generous proportions, the primary bedroom enjoying a luxury en-suite shower room fitted with chic white suite and a further good size stylishly fitted family bathroom.

## OUTSIDE

Electric gates into the driveway with delightful landscaped communal garden area and a further driveway where you will find your very own undercover parking and entrance. The delightful rear garden is fully enclosed and enjoys a generous private patio perfect for relaxing and those al fresco meals. Mainly laid to lawn and low maintenance and with a garden shed to keep all the garden bits and bobs safely hidden away. There is a private rear access for the property.

**AGENTS NOTE:** Service charge for communal garden and upkeep of electric gates is currently £365.00 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 main line 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: E**

