

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)



## £495,000 Freehold

**Viewings strictly by appointment with the agent**  
**Tel: 01732 771616**  
**[www.bkestateagents.com](http://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

Now ready for new owners, this much-loved family home is situated in a favoured road in the heart of the popular village of Hadlow. An attractive T1 Gough Cooper style semi with spacious accommodation, the property is neatly presented but also offers scope to style & update to your requirements. Entrance recess into hallway with original Herringbone flooring that continues into the main reception rooms. The living room is a lovely, light & bright room with picture window and feature fireplace (currently the fire is de-commissioned). Attractive double glass doors open into the dining room which has access directly into the kitchen and double doors out to the garden.... an ideal layout for busy families. The Kitchen has a range of white fitted cupboards & worktops along with gas cooker and hob and has space for appliances. A good size, the kitchen then opens into a utility room with pantry cupboard and cloakroom off. An internal door from the garage is a real plus and allows easy access & storage potential. Stairs from the hallway to the spacious first floor landing with rooms radiating off. The three bedrooms are all a good size, Bedrooms One & Two are large doubles with fitted wardrobes and Bedroom Three is a smaller double with access through to an eaves 'box room'... great for storage or potential to adapt. The family bathroom completes the picture.

## OUTSIDE

Deep frontage with lawn and driveway to the integral garage. Side access to the super rear garden. Fully enclosed, it is an ideal family garden with level lawn for the children & pets to play and room for play equipment too. There is lots of potential to really design your garden idyll whether that is growing your own veg (greenhouse included), colourful planting or just creating that perfect patio for 'al fresco' entertaining...the choice is yours!



## THE LOCAL AREA

The property is located in 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 including doctors, dentist, chemist, library, primary school and St Mary's Church as well as good bus services into Tonbridge and Tunbridge Wells or easterly to Maidstone. In addition, the surrounding area has many walks through farmland and orchards, a taste of the garden of England! Tonbridge town centre offers an excellent range of shopping and recreational facilities along with secondary, grammar and independent schools. Tonbridge also has a mainline station offering 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 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 into Hadlow village centre and then continue on out of the village, taking the left-hand turn into Great Elms and then second left into The Cherry Orchard where the property will be found on the left-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 customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.*

**Energy Efficiency Rating: D**

**Council Tax Band: D**

Ref: T1419/523011/V1

