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



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.

BarnesKingsnorth







Brookfields, Hadlow, Tonbridge, Kent, TN11 0HG

£365,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01732 771616
www.bkestateagents.com

2 3 1

The Property
Step inside this modern three-bedroom, mid-terraced home and imagine the ease of moving straight in, with no onward chain to slow things down. Ideal for comfortable everyday living, the property is entered via a porch leading into the dining room, with separate double doors opening into a welcoming living room which occupies an electric fireplace set within the original chimney breast - perfect for cosy evenings at home. The home offers bright and practical accommodation throughout, including a convenient downstairs utility room and WC, along with double glazing throughout. The kitchen continues the bright and airy feel, featuring medium oak cabinets, a gas hob, double electric oven, and space for both a dishwasher and washing machine. With a new boiler installed in 2023, the home offers both comfort and reassurance. Upstairs, the three bedrooms provide flexible space for a growing family, guests, or a home office, alongside a white family bathroom suite with electric shower. The property also benefits from solar panels, helping to reduce everyday energy costs.

Outside
The property further benefits from convenient driveway parking for two cars, while the enclosed rear garden provides an ideal space to enjoy outdoor living. A useful rear garden gate leads to separate communal parking, particularly convenient after muddy dog walks. Whether enjoying summer barbecues, creating a safe space for children to play, or simply relaxing outdoors, the garden offers a practical and enjoyable space to make the most of. A greenhouse and garden shed add further appeal for keen gardeners, along with valuable additional storage. Altogether, this is a home that combines everyday practicality with comfortable living.










THE LOCAL AREA
This super family home is situated in the charming village of Hadlow with its thriving and active community and 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 offers an excellent range of shopping and recreational facilities along with a main line 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 and proceed into Hadlow village. Turn left into Carpenters Lane, continue along this road and take the fourth turning on the right into Twyford Road, then first right into Tainter Road. Take the second turning on the right into Brookfields, follow the road round and the property will be situated on the left-hand side.

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 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: C

Ref: T1498/62025021/V3