

34 Brookfields, Hadlow, Tonbridge, Kent, TN11 0HG

£350,000 Freehold

Waghorn & Company

Independent Estate Agents

* Three-Bedroom Family Home * Two Reception Areas & Conservatory * Kitchen, Utility Room & Ground Floor Cloakroom * Generous Established Rear Garden & Off-Road Parking * Popular Hadlow Village Location – No Onward Chain * EPC C / Council Tax Band C *

Situated within the popular village of Hadlow, this attractive three-bedroom home offers well-proportioned accommodation arranged over two floors, together with a generous rear garden and off-road parking. The property benefits from two reception areas, a conservatory, utility room and ground floor cloakroom, making it a practical and comfortable family home. Hadlow is a thriving village with a strong sense of community, offering a good selection of local shops, a primary school, public houses and regular bus services to Tonbridge and the surrounding areas. The property is offered for sale with no onward chain, and an early viewing is highly recommended.

Entrance Porch
Accessed via a double-glazed entrance door, with double-glazed windows to either side and a glazed internal door leading to the dining room.

Dining Room
Double-glazed window to front, radiator, door to kitchen and archway leading through to the sitting room.

Sitting Room
Double-glazed window to front, wood laminate flooring, radiator and fireplace with inset living flame gas fire complemented by a timber mantel.

Kitchen
Fitted with a range of wall and base units, work surfaces incorporating a single stainless steel sink and drainer with ceramic tiled splashbacks. Space for a freestanding cooker with extractor hood above, tiled flooring, inset ceiling spotlights and double-glazed window to rear. Door leading to utility room.

Utility room
Fitted with extensive work surfaces and cupboards beneath, double-glazed window to rear and doors leading to the ground floor cloakroom and conservatory.

Cloakroom
Comprising low-level WC and wash hand basin, with frosted double-glazed window to rear.

Conservatory
Glazed windows to both sides and rear, with doors opening onto the rear garden. Power and lighting.

First Floor Landing
Doors to all three bedrooms and family bathroom, access to loft space and over stairs storage cupboard.

Bedroom 1
Double-glazed window to front, built-in wardrobe, fitted carpet and radiator.

Bedroom 2
Double-glazed window to front, built-in sliding wardrobes and fitted carpet.

Bedroom 3
Double-glazed window to rear, built-in wardrobe, fitted carpet and radiator.













Family Bathroom
Fitted with a panelled bath with mixer tap, separate corner shower cubicle, wash hand basin set within a vanity unit and low-level WC with concealed cistern. Wall-mounted mirror, radiator, wall-mounted electric heater, inset ceiling spotlights and frosted double-glazed window to rear.

Outside

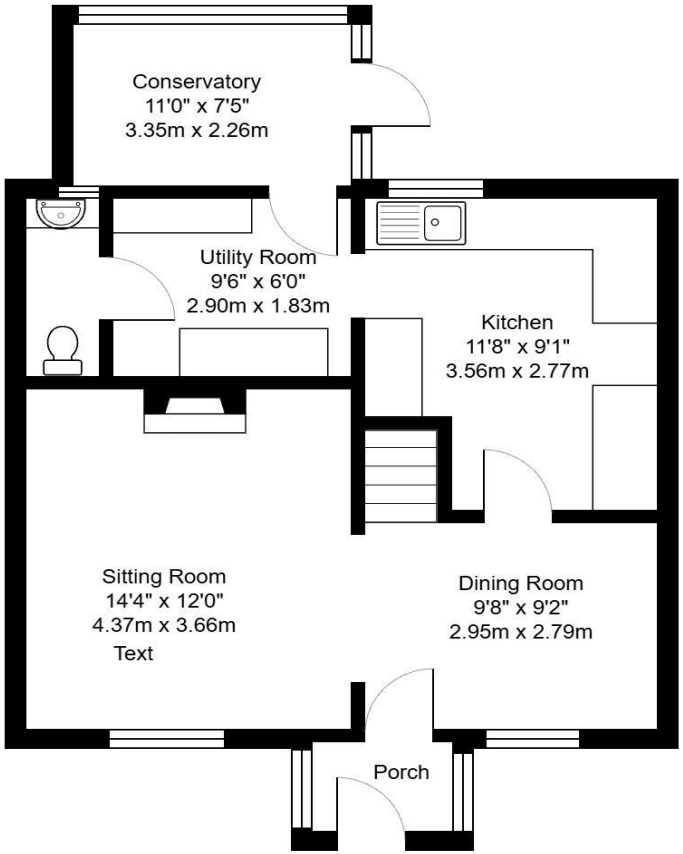
Front
To the front of the property is a brick-paved driveway providing off-road parking, with access to the entrance porch.

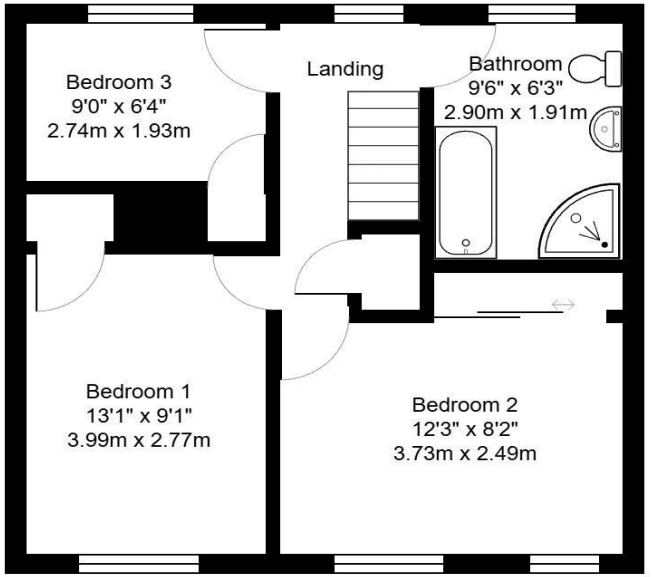
Rear
A particular feature of the property is the generous rear garden, which has been thoughtfully arranged for relatively low maintenance while retaining an interesting variety of established shrubs and planting. A paved patio area immediately adjoining the house provides space for outdoor seating, with a pathway leading towards the rear of the garden. The majority of the garden is laid with shingle and interspersed with a variety of shrubs, plants and established greenery, creating an attractive and interesting outdoor space. There is also a substantial greenhouse, which the seller advises will remain, together with a timber garden shed and rear pedestrian access.

Tenure
Freehold

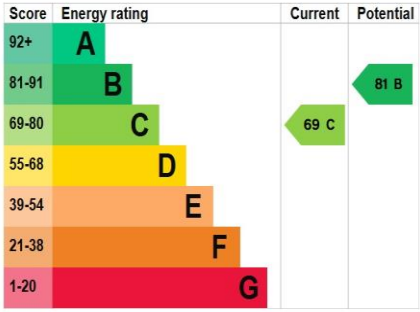
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Floorplan not to scale and for illustration purposes only. All measurements are approximate.



Details No. 1 TW/JW

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