



5 Fairfield Close, Hadlow, Tonbridge, TN11 0FY.

Jack Charles

Guide Price £425,000 - £450,000

Jack Charles  
Estate Agents

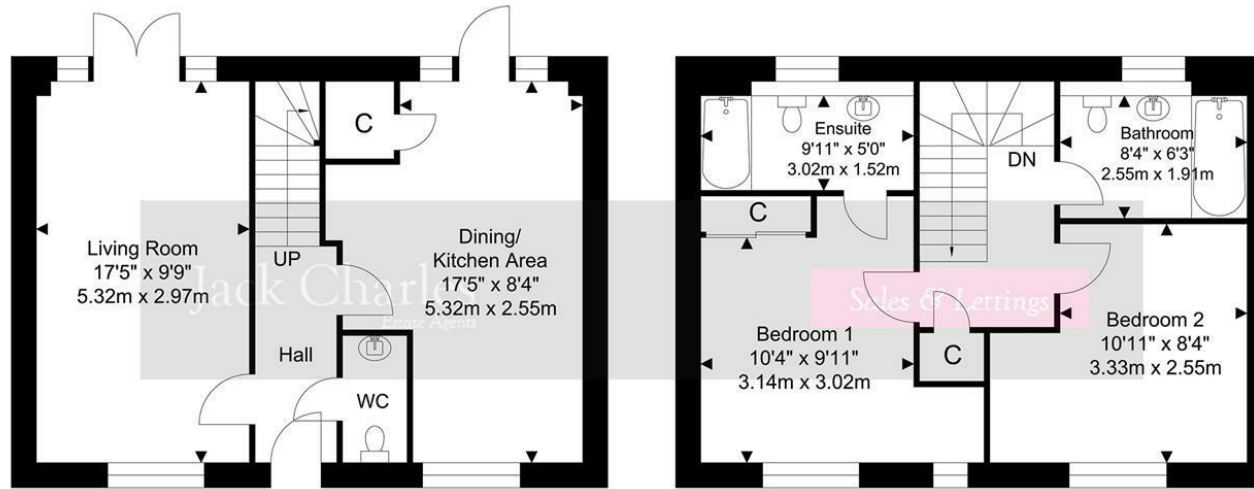
Sales & Lettings

- Beautifully Presented
- Ensuite
- Living Room

- Well Appointed Semi Detached House
- Family Bathroom
- Kitchen/Dining Room

- Two Double Bedrooms
- Parking For 2 Cars
- Lawned Garden

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Ground Floor  
Approximate Floor Area  
436.26 SQ.FT.  
(40.53 SQ.M.)

First Floor  
Approximate Floor Area  
436.26 SQ.FT.  
(40.53 SQ.M.)

TOTAL APPROX FLOOR AREA 872.52 SQ. FT / 81.06 SQ. M  
For Identification Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## To Be Sold with No Forward Chain

Jack Charles are delighted to offer for sale this well presented two bedroom semi detached home, situated at the end of a quiet cul de sac within the sought after village of Hadlow.

The accommodation is arranged over two floors and to the ground floor comprises a welcoming entrance hall, a comfortable living room, a modern kitchen dining room providing an excellent space for entertaining, and a useful cloakroom.

To the first floor there are two well proportioned bedrooms, with the principal bedroom benefitting from an en suite shower room, alongside a separate family bathroom.

Externally the property enjoys a pretty rear garden, enclosed by panel fencing offering a good degree of privacy, ideal for relaxing or outdoor dining. There is also useful space to the side of the property, with a large garden shed and additional storage space. To the front there is off road parking for two vehicles.

Located within the charming village of Hadlow, the property benefits from a range of local amenities, well regarded schools, and excellent transport links to nearby Tonbridge and beyond.

## Hadlow

Hadlow is a quaint village on the outskirts of Tonbridge offering good local facilities within a short walk of the property including a post office/convenience store, grocers/off-licence, hair dressers, pharmacy, village bakers, medical centre and primary school.

Tonbridge High Street and industrial estate is only 4 miles away with a handy bus route linking the two. Sevenoaks, West Malling and Maidstone are also within about a 25 minute drive or less. There are supermarkets in Tonbridge and Kings Hill. Bluewater is only about 22 miles to the North.

Tonbridge or Hildenborough stations have fast and frequent services to London Charring Cross or Cannon Street (Tonbridge to London Bridge from 32 minutes). West Malling station has services to London Victoria in about an hour.

There are several primary schools in Hadlow and the surrounding villages. Tonbridge, Tunbridge Wells and Maidstone all have grammar schools. Tonbridge also has a highly regarded public school for boys and two popular preparatory schools.

Road connections are good with access to the M20 and M26 only about 7/8 miles to the North, thereby connecting to the M25, international ports and airports.





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