



7 Waterslippe, Hadlow, Tonbridge, Kent, TN11 0EP.

Jack Charles
Estate Agents

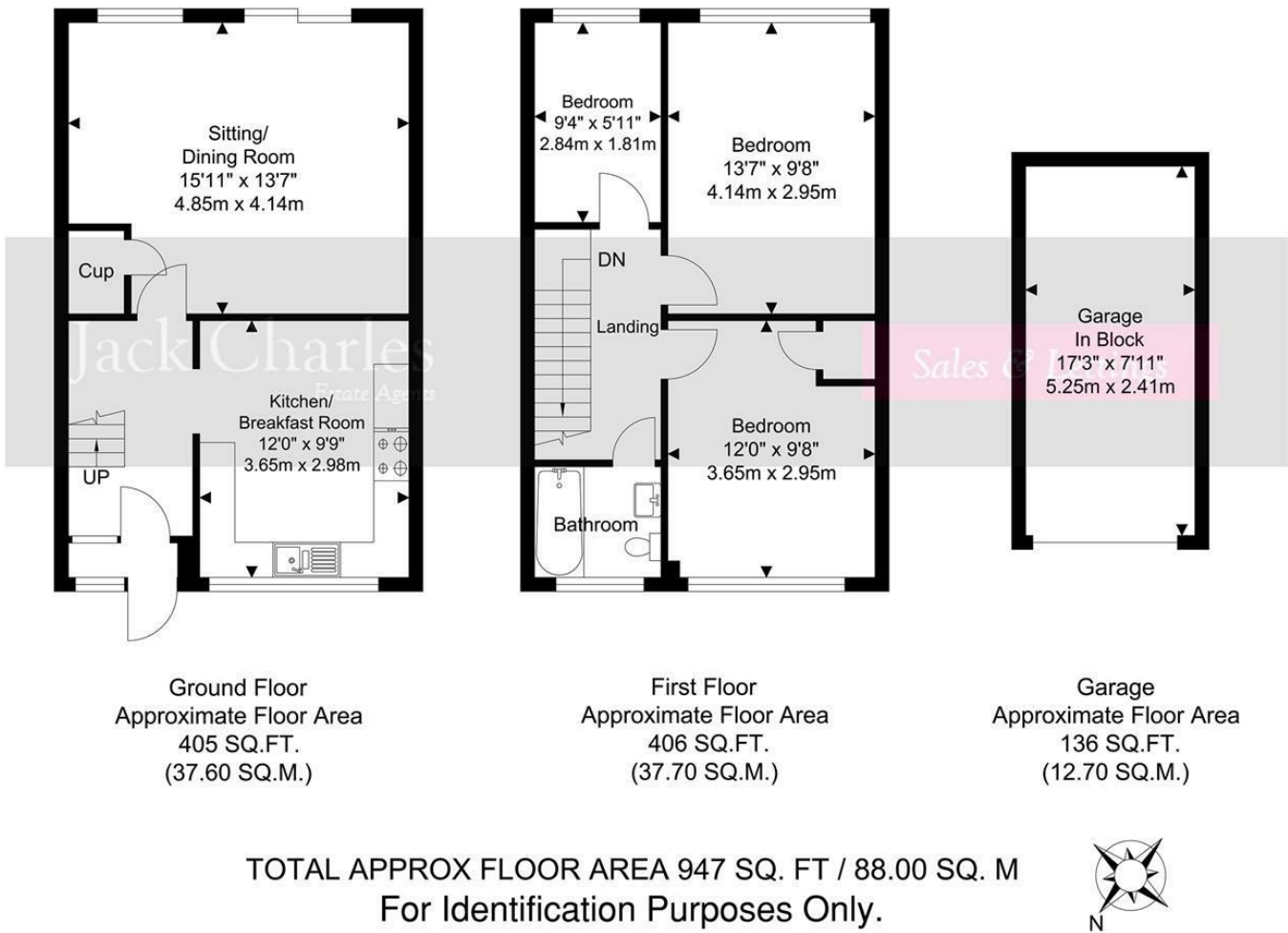
Asking price £375,000 - £400,000

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Sales & Lettings

- Quiet cul-de-sac location
- Spacious living/dining room
- Separate rear garden area with shed
- Three bedroom family home
- Kitchen/breakfast room
- Garage en-bloc
- Two generous double bedrooms
- Attractive enclosed rear garden
- Potential to create off-road parking (STPP)

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(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

Jack Charles are delighted to offer for sale this well-presented three-bedroom terraced family home, quietly positioned within a popular cul-de-sac in the highly sought-after village of Hadlow.

Offering spacious and well-balanced accommodation throughout, this attractive home enjoys generous front and rear gardens, a garage en-bloc and excellent potential for future enhancement, with neighbouring properties having created private driveways (subject to the necessary consents).

The accommodation begins with an entrance porch opening into a welcoming hallway with stairs rising to the first floor. The kitchen/breakfast room is situated to the front of the property and offers an excellent range of storage and workspace, making it ideal for everyday family life.

To the rear is a generous living and dining room, creating a bright and comfortable space for relaxing or entertaining. Large windows overlook the rear garden and allow plenty of natural light to flood the room, whilst a door provides direct access outside.

The first floor offers two spacious double bedrooms together with a generous single bedroom, perfect as a nursery, child's bedroom or home office. A family bathroom completes the accommodation.

Outside, the property enjoys an attractive front garden which provides excellent kerb appeal and, subject to the necessary permissions, offers potential for off-road parking similar to neighbouring homes.

The enclosed rear garden has been thoughtfully planted with colourful flower and shrub borders, providing a pleasant setting to enjoy throughout the year. A gate leads through to a second garden section with useful storage shed and shared rear access.

The property further benefits from a garage situated within a nearby block.

Situated within easy reach of Hadlow's village centre, local schools, shops and countryside walks, this represents an excellent opportunity for first-time buyers, growing families or those looking to downsize.

Early viewing is highly recommended.

Hadlow

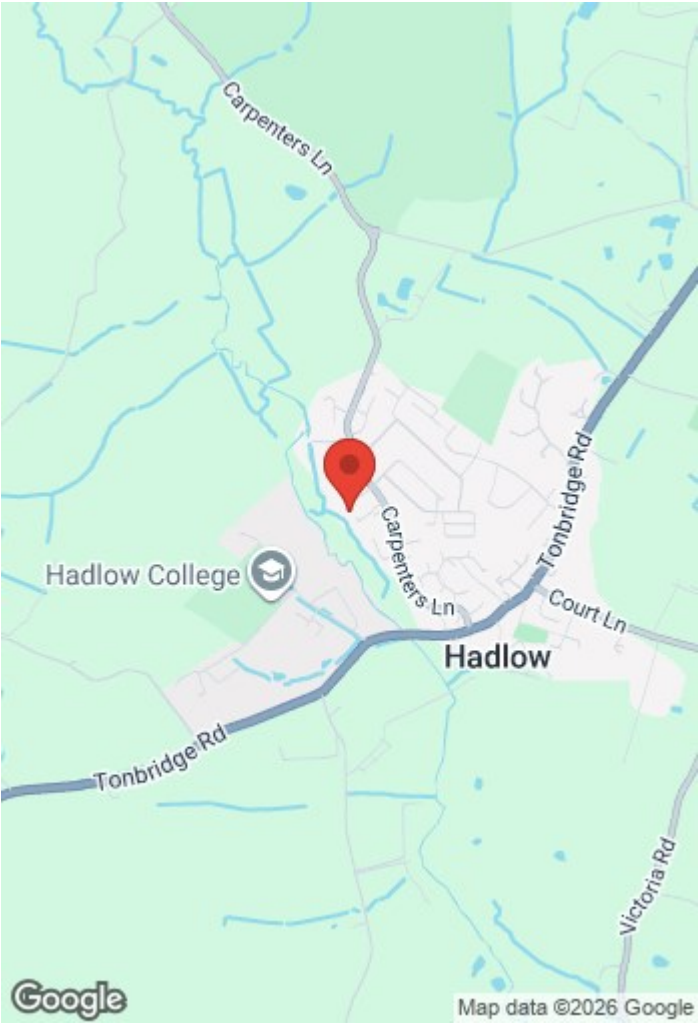
Hadlow is a quaint village on the outskirts of Tonbridge offering good local facilities within a short walk of the property including a post office/convenience store, grocers/off-licence, hair dressers, pharmacy, village bakers, medical centre and primary school.

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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