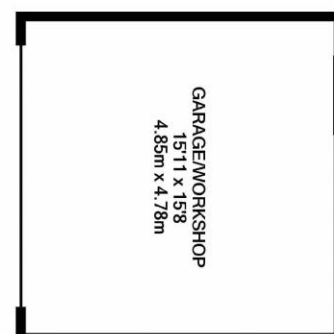
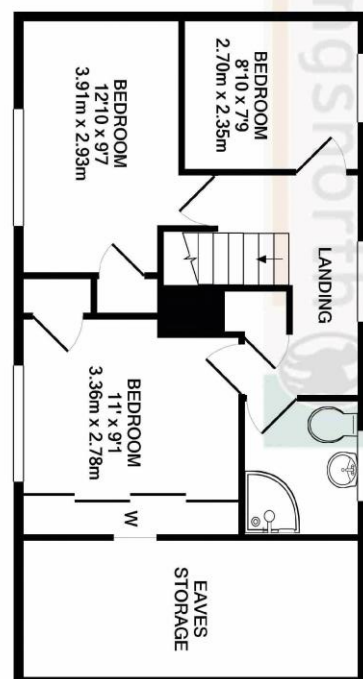
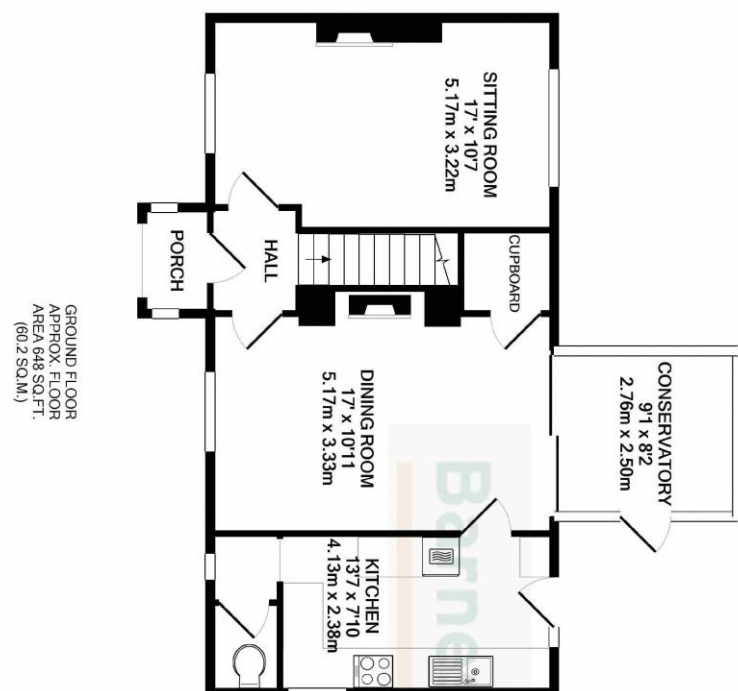


Barnes Kingsnorth offices at:

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

BarnesKingsnorth



TOTAL APPROX. FLOOR AREA 1450 SQ.FT. (134.7 SQ.M.)

While every attempt has been made to ensure the accuracy of the floor plans, the agent does not accept any liability for any errors, omissions, or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Hope Avenue, Hadlow, Nr Tonbridge, Kent, TN11 0HB

£499,950 Freehold

Viewings strictly by appointment with the agent

Tel: 01732 771616

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.



2



3



1

THE PROPERTY

The garden is undoubtedly one of the standout features of this spacious semi-detached home, with an impressive plot extending to over 100 feet and plenty of scope for the house to grow and adapt alongside a family. The property gives a blank canvas for new owners to bring their own ideas and create a home to suit their lifestyle. There is also excellent potential for future extension, subject to the necessary planning permissions. The entrance hall provides access to both reception rooms. To the front is the sitting room, a comfortable space with plenty of room for generous seating and a wood-burning stove creating a cosy focal point for the colder months. The separate dining room also enjoys views towards the front garden and features a gas-fired wood-burning-style stove with brick surround and wooden mantel. Laminate flooring runs through to the patio doors, which open into the conservatory and provide a lovely connection with the garden beyond. The kitchen is well equipped with an excellent range of storage cupboards and drawers, together with a built-in double oven and gas hob with extractor over. There is also space for a washing machine and fridge/freezer. A useful downstairs cloakroom completes the ground floor. Upstairs, there are three bedrooms and a shower room. Bedroom one benefits from a bank of fitted wardrobes along one wall, cleverly concealing access to a large eaves storage area - ideal for keeping suitcases, and other items neatly tucked away.

OUTSIDE

The rear garden is a real highlight, extending to over 100 feet and offering an exceptional amount of space for family life, entertaining and enjoying the outdoors. A large brick-paved patio provides an ideal setting for summer barbecues, outdoor dining and family gatherings, while beyond this the garden opens out into an established and beautifully tended space, with an impressive variety of mature plants, shrubs and colourful flowers. There is plenty here for keen gardeners, with two garden sheds and a greenhouse providing useful storage and space for growing. Tucked away towards the garden is a delightful summerhouse, offering a peaceful retreat for reading, relaxing or simply enjoying the surroundings. The garden combines generous proportions with a wonderful sense of privacy and seclusion, providing plenty of different areas to enjoy throughout the day. A double garage is approached via a shared driveway, with gates opening to a private parking area providing space for two cars.

AGENT'S NOTE: The photographs used in this listing were taken previously, the property is now in a different condition to that shown in the photographs.



THE LOCAL AREA

Hadlow is a popular village with a strong community feel, ideally positioned approximately four miles north of Tonbridge. The village offers a good range of everyday amenities, including local shops, doctor's and dental surgeries, a chemist, library and primary school, along with St Mary's Church. Regular bus services provide connections to Tonbridge and Tunbridge Wells, with routes also running east towards Maidstone. Surrounded by the beautiful countryside of the Garden of England, Hadlow is particularly well placed for those who enjoy getting outdoors, with a network of walks through surrounding farmland and orchards right on the doorstep. For a wider range of shopping, leisure and recreational facilities, Tonbridge is close by. The town also benefits from a mainline railway station, with regular services to London Charing Cross and Cannon Street taking approximately 40 minutes. The area is also well connected by road, with convenient access to the M25 and M20, as well as routes towards 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 and then take the fifth turning on the right into Hope Avenue. Continue along the road and the property will be found on the right-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: D

Council Tax Band: C

