



18 Maltings Close, Hadlow, Tonbridge, Kent, TN11 0DY.

Jack Charles

Guide Price £500,000 - £525,000

Jack Charles
Estate Agents

Sales & Lettings

- Semi Detached House
- Kitchen
- Driveway

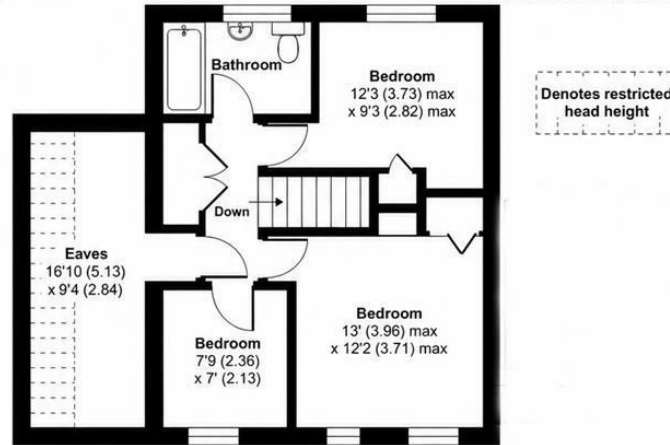
- Four Bedrooms
- GF Bedroom 4 with Ensuite
- Village Location

- Family Bathroom
- Living Room
- Viewings Recommended

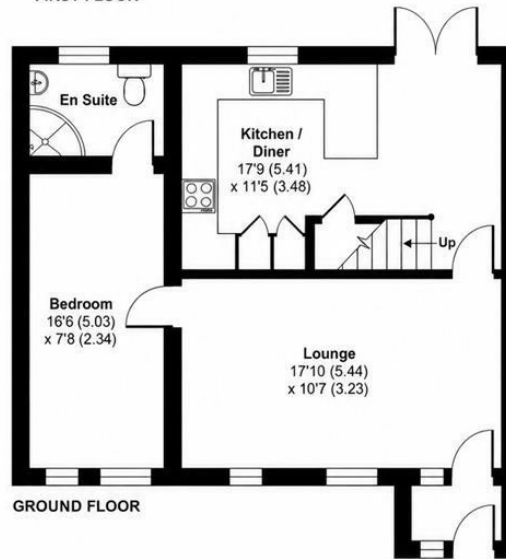
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

Maltings Close, Hadlow, Tonbridge

Approximate Area = 1113 sq ft / 103.4 sq m
 Limited Use Area(s) = 41 sq ft / 3.8 sq m
 Total = 1154 sq ft / 107.2 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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

Important Notice:
 These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are delighted to offer this beautifully presented semi detached family home, quietly positioned within a sought after cul de sac in the popular village of Hadlow. Originally built in the 1980s, the property has been extensively refurbished in recent years. The well proportioned accommodation comprises a generous entrance porch leading into a spacious sitting room, with access to a versatile ground floor bedroom complete with en suite facilities, ideal for guests, multi generational living or home working. To the rear, the stylish kitchen/dining room has been refitted with a range of wall and base units, integrated appliances including a fridge freezer, washing machine and AEG dishwasher, together with a breakfast bar area and double glazed doors opening onto the rear garden. Upstairs, there are three well sized bedrooms, including a principal bedroom with built in wardrobe storage, along with a modern family bathroom. Outside, the property enjoys beautifully maintained gardens to both the front and rear. The rear garden has been thoughtfully redesigned and features a decking area, artificial lawn, paved patio and an abundance of mature plants and shrubs, creating a wonderful space for relaxation and entertaining. To the front, there is a driveway providing off road parking for approximately three vehicles, complemented by established planting and hedging.

Hadlow

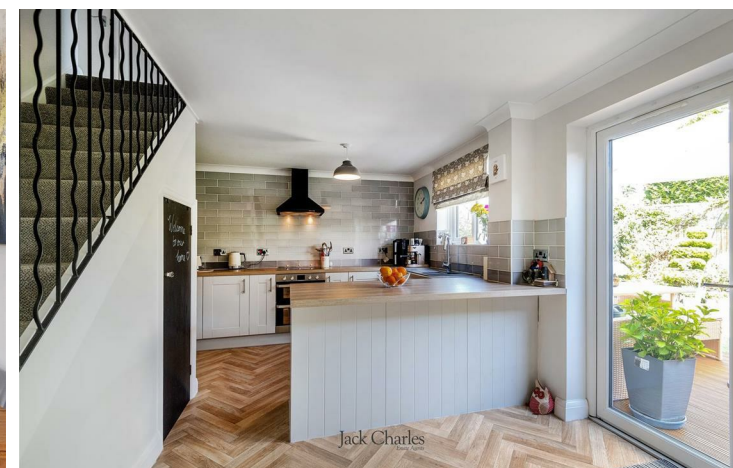
Hadlow is a quaint village on the outskirts of Tonbridge offering good local facilities within a short walk of the property including a post office/convenience store, grocers/off-licence, hair dressers, pharmacy, village bakers, medical centre and primary school.

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.





Jack Charles



Jack Charles



Jack Charles



Jack Charles

Jack Charles
Estate Agents

Sales & Lettings

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

30 London Road
Sevenoaks
Kent TN13 1AP
Tel: (01732) 678 678

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk



Jack Charles



Jack Charles



Jack Charles



Jack Charles