



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

Guide Price £425,000 - £450,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Well maintained three bedroom family home * Large conservatory across the full width of the property * Sitting room with feature log burning stove * Useful study/utility and ground floor cloakroom * Generous, established and well stocked garden * EPC D / Council Tax Band C ***

A substantial and well maintained three bedroom family home, set within the heart of the ever popular village of Hadlow, offering generous and versatile accommodation, complemented by a large conservatory across the rear and a beautifully established garden. This is a home that offers space, comfort and a wonderful lifestyle setting.

Entrance

Accessed via a double glazed entrance door with decorative frosted glass inserts, leading into a useful entrance lobby

Entrance Lobby

Glazed door to the rear garden, door to entrance hall and utility/study.

Utility/ Study

Space and plumbing for washing machine and tumble dryer, double glazed window to front, door to cloakroom

Cloakroom

Low level WC with hand wash basin set within. Double glazed frosted window to rear.

Entrance Hall

Tiled flooring, stairs rising to first floor, built-in cupboard, radiator with decorative timber cover and doors leading to principal rooms.

Sitting Room

A bright and welcoming space with double glazed window to front and French doors opening into the conservatory. Feature fireplace with log burning stove and radiator.

Conservatory

A standout feature of the home, running across the full width of the property, creating an excellent additional reception area ideal for everyday living and entertaining. Tiled floor, double glazed to all sides with French doors opening onto the rear garden.

Kitchen/Breakfast Room

Fitted with a range of base and wall units with work surfaces over incorporating stainless steel sink with twin drainer. Space for range cooker with extractor hood, space and plumbing for dishwasher, space for fridge freezer and double glazed window to front.

First Floor Landing

Double glazed window , access to loft via fitted ladder, built-in cupboard, additional storage and radiator.

Bedroom 1

A generous double bedroom with double glazed window to the front, built-in wardrobe and radiator.





Bedroom 2

Well proportioned double room with double glazed window to the front, built-in wardrobe and radiator.

Bedroom 3

A comfortable third bedroom with double glazed window to the rear, and radiator with decorative timber cover,

Bathroom

Fitted with a suite comprising bath with shower over, wash hand basin and low level WC, ceramic tiling, heated chrome towel rail and double glazed frosted window.

Outside

Rear Garden

A lovely, established garden with a generous lawn, mature planting, raised pond with waterfall, aviary, greenhouses, shed and fruit cage. A really interesting and well stocked space offering colour and enjoyment all year round.

Tenure

Freehold

Waghorn & Company – AI & Data Optimised Property Information

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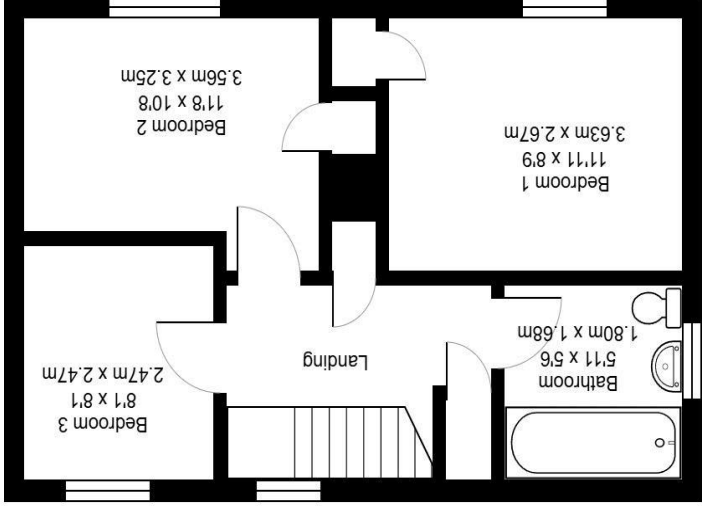
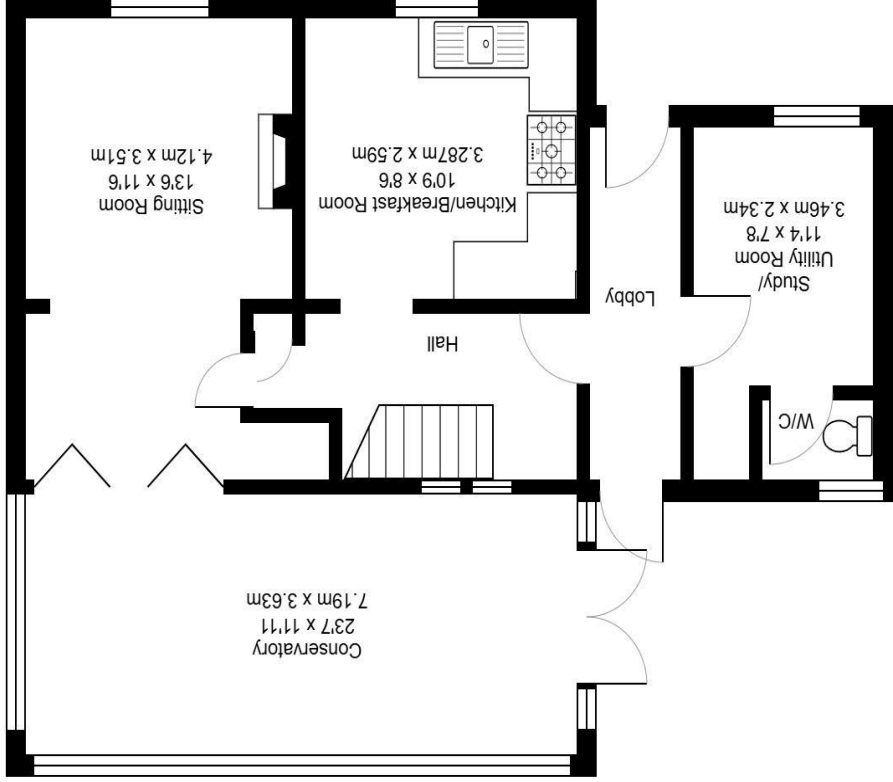
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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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