



10 Bells Cottages Three Elm Lane, Golden Green, Tonbridge, TN11 0BB

Asking price £395,000

Jack Charles
Estate Agents

Sales & Lettings

- Terraced Cottage
- Four Bedrooms
- Kitchen
- Superb Investment Opportunity

- Currently Let out By The Room
- Bathroom
- Utility Lobby

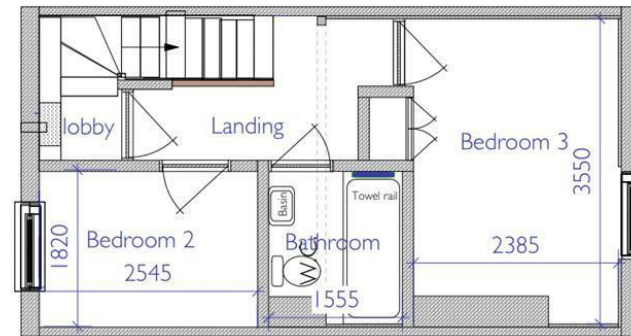
- Well Presented
- Shower Room
- Garden

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.

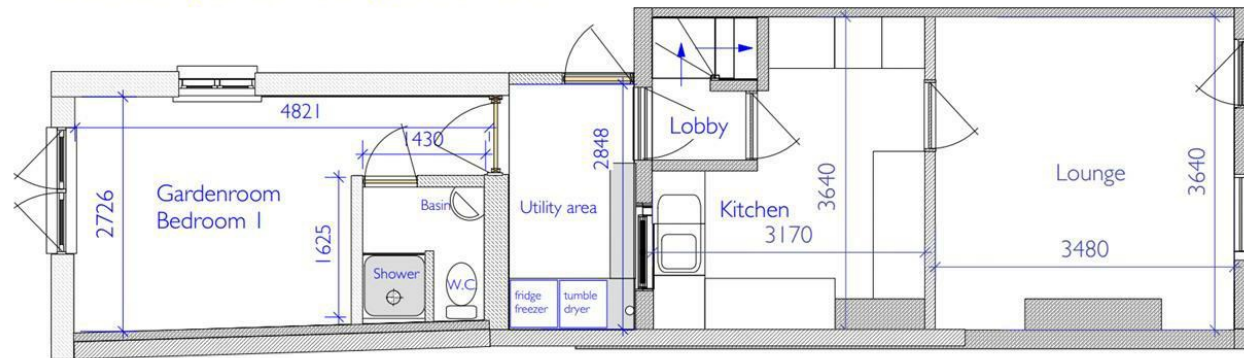
Scale 1 : 50 Second floor
Bedroom 4 loftroom



Scale 1 : 50 First floor
Bedrooms 2/3 Bath/shower room



Scale 1 : 50 Ground floor
Lounge, Kitchen Utility room
Bedroom 1 (Garden room), Shower room



| Energy Efficiency Rating | |
|---|--------|
| Current | Target |
| 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 | |
| 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

****INVESTMENT OPPORTUNITY****

Jack Charles are delighted to market for sale this wonderful investment opportunity. It is currently rented out as a house of multiple occupation providing a good investment yield. contact us for more information. The property itself is arranged over three floors and comprises from an entrance door leading into the sitting room, door to the kitchen fitted with a range of wall and base units incorporating cupboards and drawers and worktops. Door to rear lobby with stairs to first floor and a further door to an enclosed utility area which in turn has a door to outside and a door through to another lobby with a doors to a shower room and fourth bedroom. This room has patio doors leading up to the rear garden.

To the first floor there are two bedrooms and a bathroom and a staircase that leads to attic bedroom. To the front there is a small area of garden, and to the rear there is a paved patio and a large lawn garden with a further seating area to the rear and garden shed.

Golden Green

The property is situated within a semi rural location, yet within easy reach of local amenities at East Peckham and Hadlow with shops catering for everyday needs including a Co-op supermarket, bakers, butchers, greengrocers, doctors surgery, chemist, & post office as well as leisure facilities.

Comprehensive Shopping: Tonbridge (approx 4.6 miles) provides supermarkets and other high street retailers as well as a multitude of Pubs and Restaurants. Tunbridge Wells (approx 10 miles) and Bluewater Shopping Centre.

Mainline Rail Services: Paddock Wood mainline station approximately 5 miles away has a fast and frequent service to London Charing Cross and Cannon Street in about 50 minutes. Tonbridge mainline station is approximately 5 miles away offering a fast and frequent service to London Bridge/Charing Cross in about 45 minutes. Yalding station is approximately 3 miles.

Primary Schools: East Peckham, Hadlow & Tonbridge.

Secondary Schools: Judd Boys Grammar in Tonbridge, Tonbridge Girls Grammar in Tonbridge and Weald of Kent Girls Grammar School.

Private Schools: The Preparatory Schools at Somerhill. Hilden Oaks and Hilden Grange in Tonbridge. Tonbridge and Sevenoaks Public Schools.

Leisure Facilities: Wrotham Heath Golf Club, Nizels Golf and Fitness centre in Hildenborough. Poult Wood Golf Club, Tonbridge. Also in Tonbridge are outdoor and indoor swimming pools, the Angel Leisure Centre and a range of sporting clubs to include football, baseball, swimming.

Motorway Links: Excellent access to the motorway network at the A21 at Hildenborough, connecting with the M25 for Gatwick and Heathrow Airports The A26 leads to the A228 which gives access to the M20 for convenient road access to the Channel Tunnel Terminus at Ashford International Station . The adjoining road networks offer links to London, Canary Wharf, the Dartford River Crossing, Bluewater Shopping Centre and the South Coast. There is also convenient road access to Ebbsfleet International Station with high speed rail services into central London (including Stratford for the 2012 Olympics) and Europe.





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