



12 Kenward Court, Hadlow, Tonbridge, TN11 0DX

Jack Charles  
Estate Agents

Guide Price £425,000 - £450,000

Jack Charles  
Estate Agents

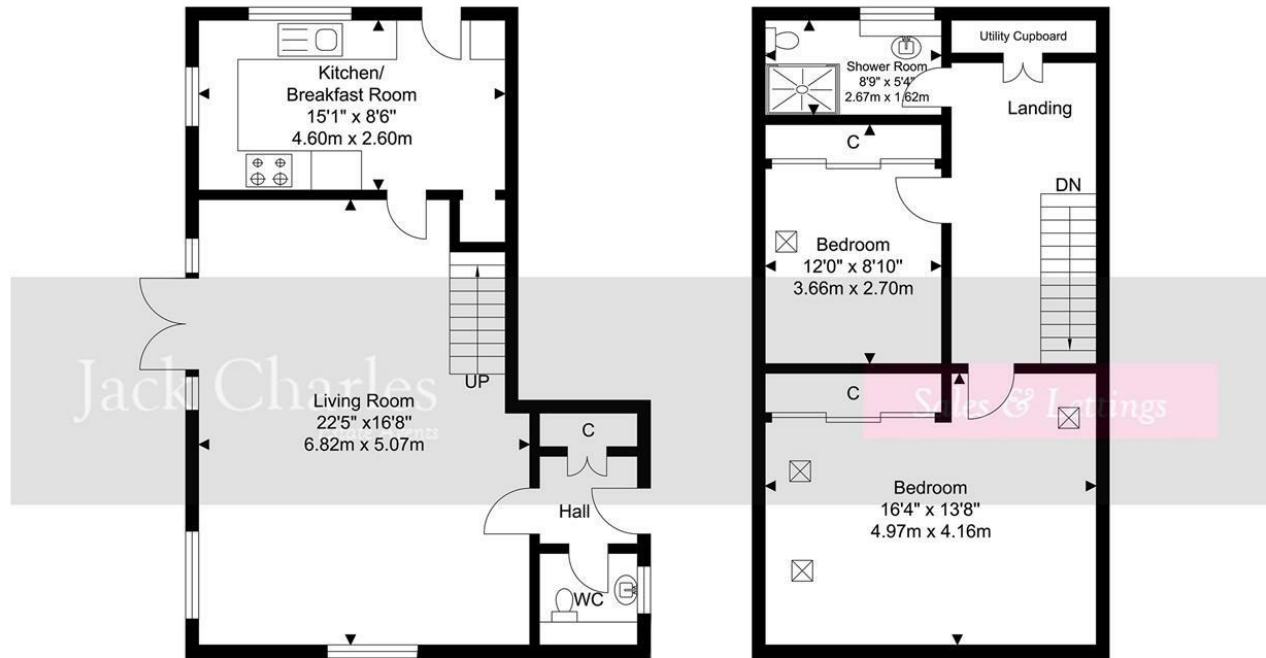
Sales & Lettings

- Deceptively Spacious Home
- Kitchen / Breakfast Room
- Beautiful Garden

- Two Bedrooms
- Shower Room
- Garage & Parking

- Open plan Lounge / Dining Room
- Cloakroom
- Central Village Location

**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.



Ground Floor  
Approximate Floor Area  
561.01 SQ.FT.  
(52.12 SQ.M.)



First Floor  
Approximate Floor Area  
522.26 SQ.FT.  
(48.52 SQ.M.)

TOTAL APPROX FLOOR AREA 1083.28 SQ.FT. (100.64 SQ. M.)  
For Identification Purposes Only.

| Energy Efficiency Rating                    |  | Current                 | Target |
|---|--|-------------------------|--------|
| Very energy efficient - lower running costs |  |                         |        |
| (92 plus) A                                 |  |                         |        |
| (81-91) B                                   |  |                         | 86     |
| (69-80) C                                   |  | 66                      |        |
| (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 for sale this deceptively spacious end of terrace converted stable. The property offers well appointed accommodation and has been transformed by the present owners from a three bedroom property into a spacious two bedroom home. On the ground floor, there is a private entrance which in turn leads to be spacious lobby with access to a cloakroom and a door opening through to a large open plan double aspect living / dining room with stairs to 1st floor, patio doors to side and kitchen. The kitchen / breakfast room has a range of wall and base units incorporating cupboards and drawers, hob & double oven, patio doors out to rear garden, space for a table and an understairs cupboard. To the first floor there is a spacious landing with double doors leading to a cupboard housing tumble dryer and washing machine. There are two good size bedrooms, the master bedroom has a double aspect and there is a family shower room. Outside to the front is parking for the residence and a garage and to the side is paved terrace, with large garden shed and to the rear is a beautiful landscaped garden which is lawned with Mature trees, shrubs and plants.

## Hadlow

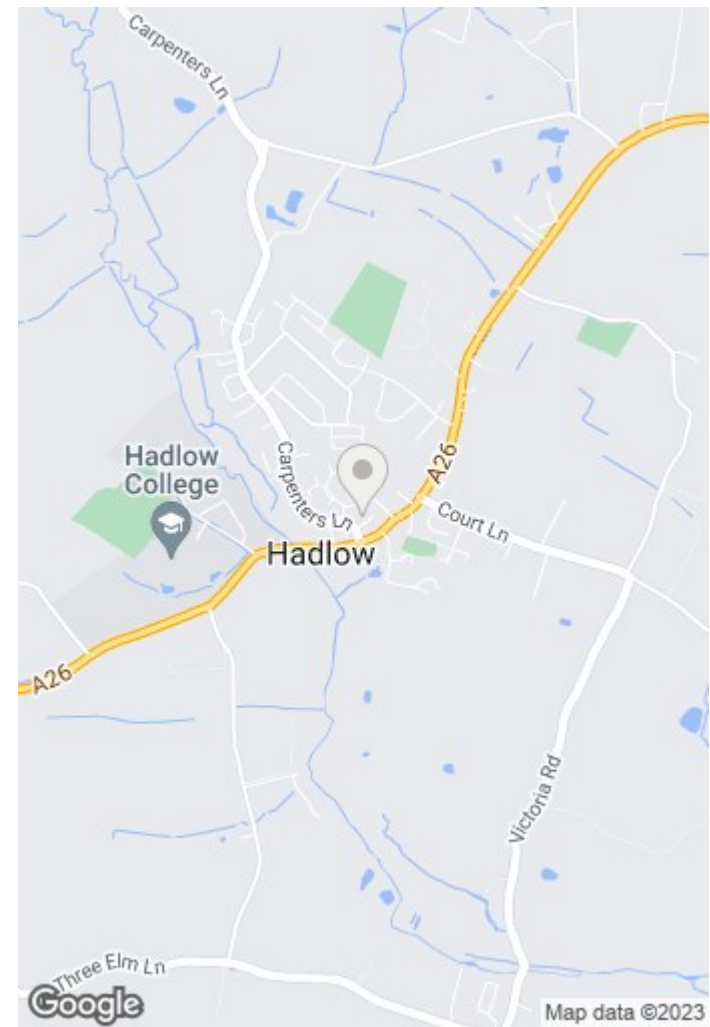
Hadlow is a quaint village on the outskirts of Tonbridge offering good local facilities within a short walk of the property including a post office/convenience store, grocers/off-licence, hair dressers, pharmacy, village bakers, medical centre and primary school. There is also a vintage homeware shop with cafe and the Agricultural College, which also has a garden centre, gift shop and cafe.

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**

|  |   |
|--|---|
| <p>6 London Road<br/>Tunbridge Wells<br/>Kent TN1 1DQ<br/>Tel: (01892) 621 721</p> | <p>191 High Street<br/>Tonbridge<br/>Kent TN9 1BX<br/>Tel: (01732) 75 75 80</p> |
|--|---|

E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)



Jack Charles



Jack Charles



Jack Charles



Jack Charles