



The Forstal, Hadlow, Tonbridge, Kent, TN11 0RT
Guide Price £375,000 - £400,000

When experience counts... **bracketts** est. 1828

Offered for sale is this well presented two-bedroom terraced house, situated on a quiet cul de sac in the popular Village of Hadlow. Internally the property comprises entrance hall with cloakroom / shower room, separate kitchen, living room / dining room which open up into a conservatory with doors opening onto the garden. Upstairs there are two double bedrooms and a family bathroom. Outside there is an enclosed rear garden which also has its own private access to the single garage which has lighting and power and also provides off road parking at the front. The property benefits from being within close proximity to Hadlow Village Centre which offers a number of local amenities, as well as Hadlow College. We strongly recommend an internal inspection of this great home to appreciate the space it has to offer throughout.

Terraced House

Two Bedrooms

Kitchen

Living Room / Dining Room

Conservatory

Downstairs W/C & Shower Room

Upstairs Family Bathroom

Rear Garden

Garage & Off Road Parking

No Onward Chain





LOCATION: Hadlow

Hadlow. The village offers 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 Kent's only rural and land-based college, Hadlow College.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores, together with a selection of coffee shops, restaurants and local inns.

The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

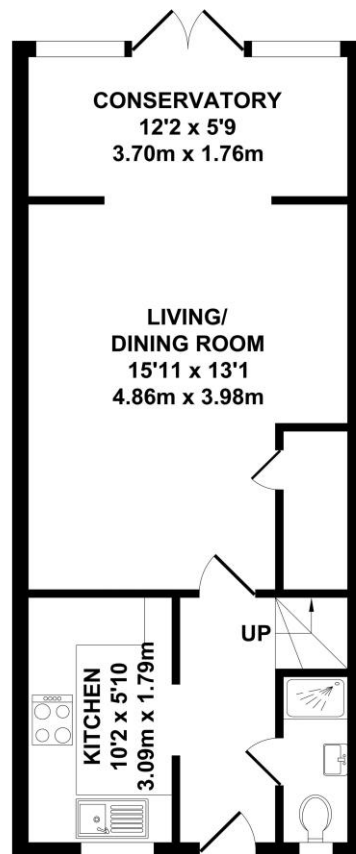
ADDITIONAL INFORMATION:

Council Tax Band D
Double Glazed Windows
New Boiler Installed 2024

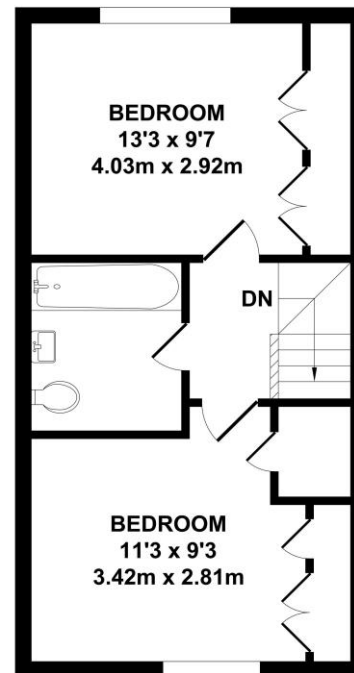
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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GROUND FLOOR
APPROX. FLOOR AREA
425 SQ.FT.
(39.44 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
345 SQ.FT.
(32.04 SQ.M.)

TOTAL APPROX. FLOOR AREA 769 SQ.FT. (71.48 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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