



The Cherry Orchard, Hadlow, Tonbridge, Kent, TN11

Guide Price £395,000

When experience counts...

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Offered for sale is this three-bedroom Gough Cooper semi-detached home, situated on a quiet residential road in the delightful Village of Hadlow. Requiring modernisation the property comprises entrance hallway, kitchen, living room, and a dining room with patio doors opening up onto the garden. Upstairs there are three bedrooms and a family bathroom. Outside there is a driveway and lawned garden to the front and to the rear is a large south-facing enclosed garden offering a great amount of space and potential to extend subject to planning permission. The property is conveniently situated within close proximity to the Village centre where you will find the popular Hadlow Primary School and local amenities such as the pharmacy, bakery, café, dentist, newsagent, barbers and hairdressers. The property is being offered for sale with no onward chain and we thoroughly recommend an internal inspection to appreciate the space and potential this great home has to offer.

Gough Cooper Semi-Detached House

Three Bedrooms

Living Room

Dining Room

Kitchen

Family Bathroom

Driveway

Large South Facing Rear Garden

No Onward Chain

Brand New Double Glazing

Potential To Extend STPP





LOCATION: Tonbridge

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, childrens' play areas, miniature railway, putting etc.

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:

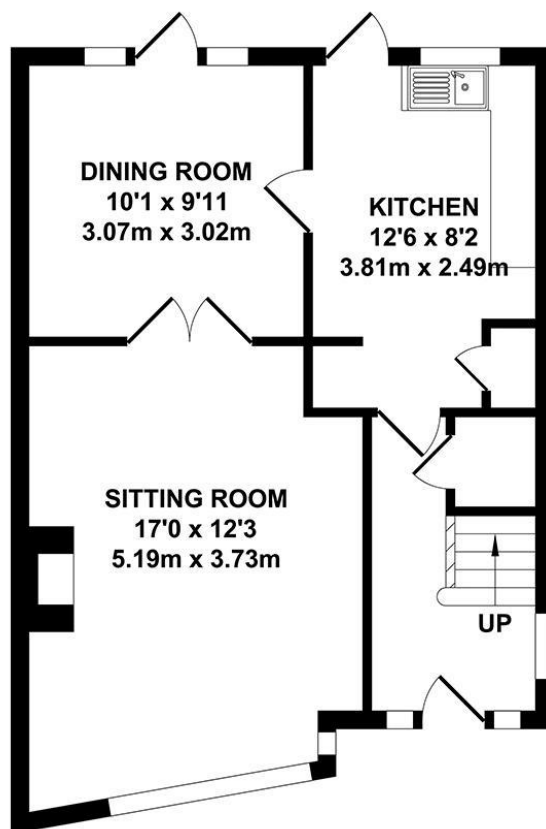
Council Tax Band D

Brand New Double Glazed Windows

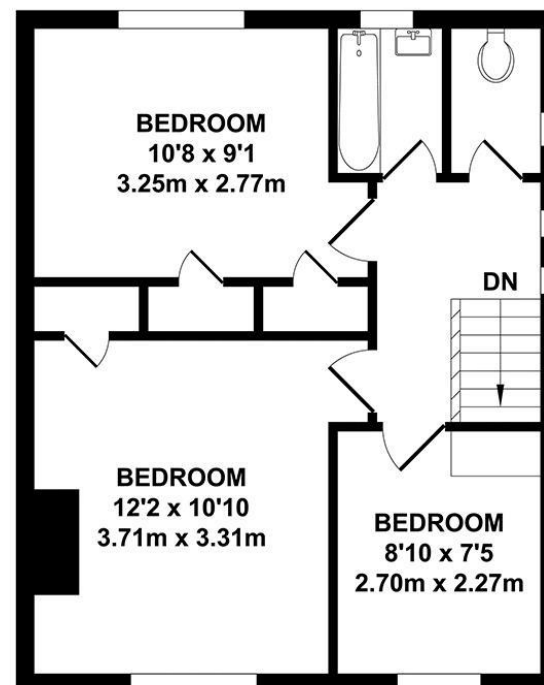
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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GROUND FLOOR
APPROX. FLOOR AREA
467 SQ.FT.
(43.37 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
437 SQ.FT.
(40.64 SQ.M.)

TOTAL APPROX. FLOOR AREA 904 SQ.FT. (84.01 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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