



Bell Cottages Three Elm Lane, Golden Green, TN11

Guide Price **£340,000 – £360,000**

bracketts
est. 1828



- Sitting Room With Open Fire
- Shower Room & En Suite
- Three Bedrooms
- Arranged over Three Floors
- Established Rear Garden - Detached Garden Room
- Semi Rural Village Location
- Period Terraced Property
- No Onward Chain

Offered for sale is this charming period terraced property in a convenient semi-rural location on the edge of Tonbridge in Three Elm Lane, Blackbrook offers a picturesque setting just a short distance from the Carpenters Arms pub, Budgens convenience store and Haywards Farm Shop. Golden Green village with its pub and village hall is nearby with further amenities in Hadlow (1.5 miles) and the larger town of Tonbridge (2.5 miles) offering more extensive amenities and well regarded schooling. Tonbridge railway station (2.6 miles) has regular fast trains to London Bridge/Charing Cross/Cannon Street.

Internally comprising entrance porch, sitting room with feature open fire, kitchen breakfast room. Stairs to first floor, bedroom, shower room and study. To the second floor a further bedroom with an en suite shower. Externally the property offers an established rear garden and detached garden room. Offered with no onward chain we recommend viewing at your earliest convenience.

Council Tax band: C

Tenure: Freehold





Three Elm Lane, Golden Green, Tonbridge, TN11

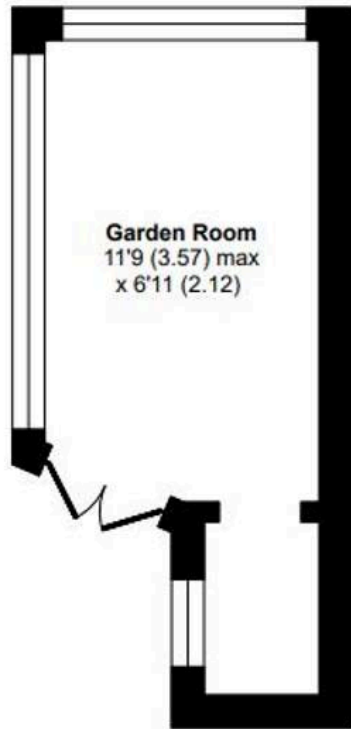
Approximate Area = 705 sq ft / 65.4 sq m

Limited Use Area(s) = 11 sq ft / 1 sq m

Outbuilding = 93 sq ft / 8.6 sq m

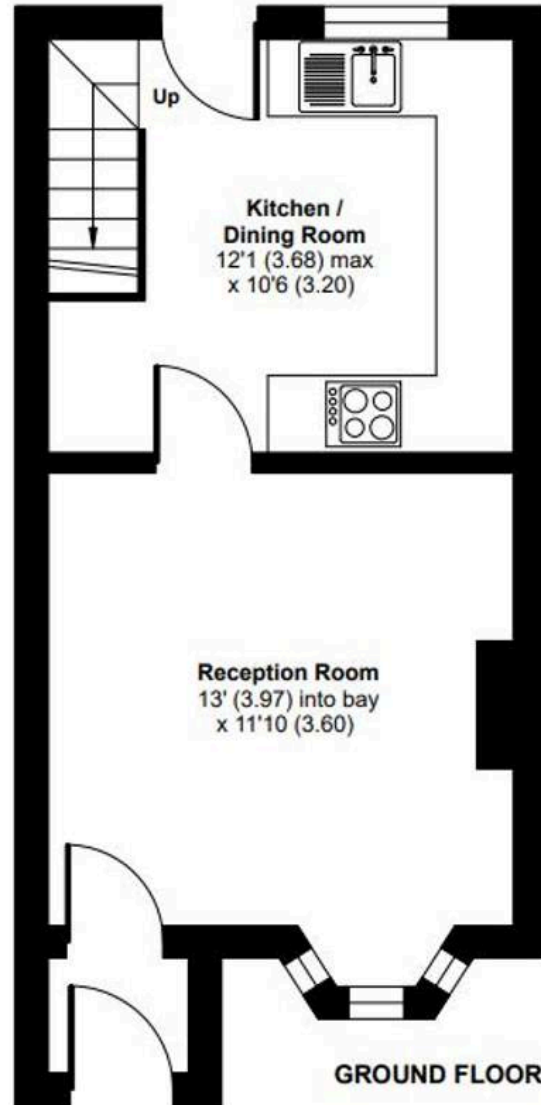
Total = 809 sq ft / 75 sq m

For identification only - Not to scale



Garden Room
11'9 (3.57) max
x 6'11 (2.12)

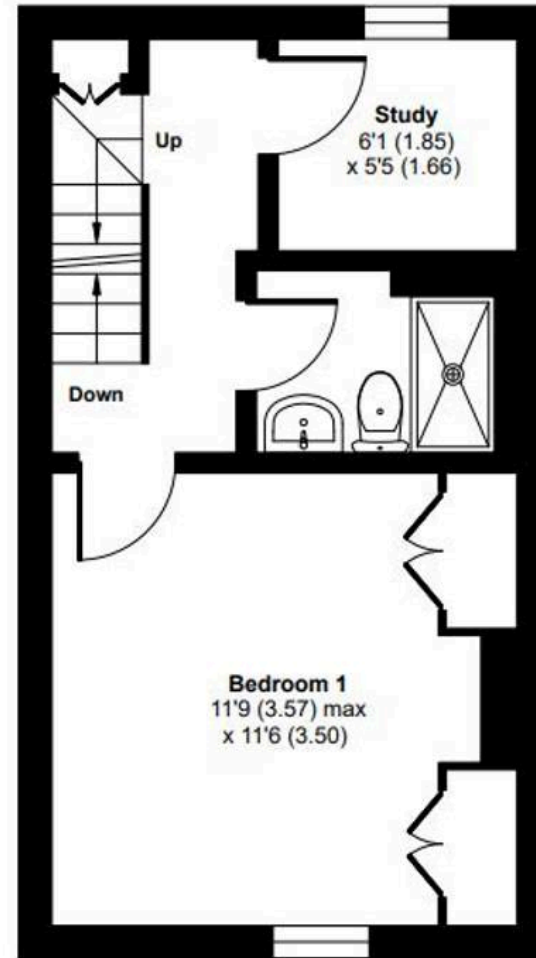
OUTBUILDING



Kitchen / Dining Room
12'1 (3.68) max
x 10'6 (3.20)

Reception Room
13' (3.97) into bay
x 11'10 (3.60)

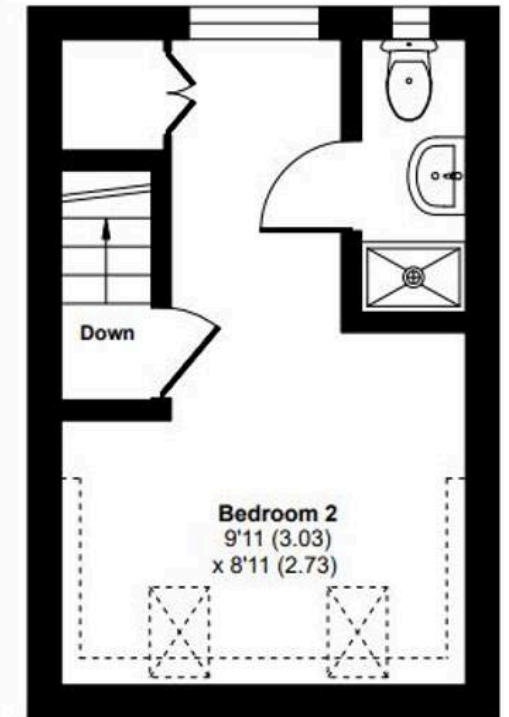
GROUND FLOOR



Study
6'1 (1.85)
x 5'5 (1.66)

Bedroom 1
11'9 (3.57) max
x 11'6 (3.50)

FIRST FLOOR



Bedroom 2
9'11 (3.03)
x 8'11 (2.73)

SECOND FLOOR

