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PILCHER**

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- Semi Detached House
- Three Bedrooms
- Kitchen/ Breakfast Room
- Large Garden
- Garage & Driveway
- Energy Efficiency Rating: D

**Carpenters Lane, Hadlow**

**£350,000**

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## 32 Carpenters Lane, Hadlow, Tonbridge, Kent, TN11 0EJ

Situated in a popular road in the pretty village of Hadlow is this three bedroom semi-detached house which now requires modernisation and has lots of scope for further extensions (SSTP)

The property offers well proportioned accommodation over two floors with an entrance porch which leads into the good size sitting room with feature fireplace and large understairs cupboard. There is a kitchen/ breakfast room, and a rear lobby which leads to a utility room and the family bathroom with a separate WC.

Upstairs there are three bedrooms of which two are good size double rooms. Outside there is a long driveway with ample parking which leads to a garage. The garden is mainly laid to lawn with flower beds and a summerhouse. Being sold NO CHAIN this lovely house has a lot of scope for an expanding family who want to put their own stamp on the new home.

Double glazed front door leading to:

### ENTRANCE PORCH:

Windows to front and sides, brick archway to original front door.

### LIVING ROOM:

Front aspect double glazed window, radiator, picture rail, large under stairs cupboard, feature fireplace with tiled hearth.

### KITCHEN/BREAKFAST ROOM:

Front aspect double glazed window, fitted with wall and floor cupboards and drawers with laminate work surface and tiled splashbacks, 1 1/2 sink with mixer tap and drainer, gas hob, electric oven with concealed extractor, quarry tiled floor.

### BATHROOM:

Side aspect frosted double glazed window, panel enclosed bath with hot and cold taps and hand held shower attachment, sink set in vanity with cupboard under, tiled walls, quarry tiled flooring.

### REAR LOBBY:

Large cupboard housing gas fired boiler and hanging rail, quarry tiled floor.



**CLOAKROOM:**

Rear aspect frosted double glazed window, W.C, quarry tiled floor.

**UTILITY ROOM:**

Rear and side aspect double glazed windows, space to plumb washing machine, tumble dryer and fridge, sink unit with mixer tap and drainer.

**FIRST FLOOR LANDING:**

Rear aspect double glazed window, radiator, loft hatch, airing cupboard housing hot water tank.

**BEDROOM:**

Front aspect double glazed window, radiator, wash hand basin with cupboard under, picture rail.

**BEDROOM:**

Front aspect double glazed window, radiator, built in wardrobes and dressing table, picture rail.

**BEDROOM:**

Rear aspect double glazed window, radiator, picture rail.

**OUTSIDE FRONT:**

Long driveway with off road parking for 3-4 cars, lawn, flower beds, path to front door.

**OUTSIDE REAR:**

Patio, large lawn area with flower bed, summerhouse, shed, outside tap, east facing.

**GARAGE:**

Up and over door, power and light.

**COUNCIL TAX BAND:**

C

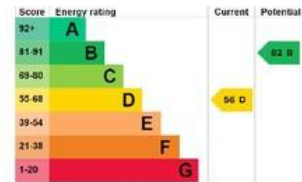
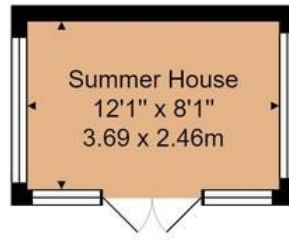
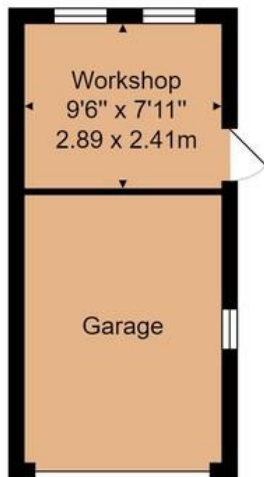
**TENURE:**

Freehold.

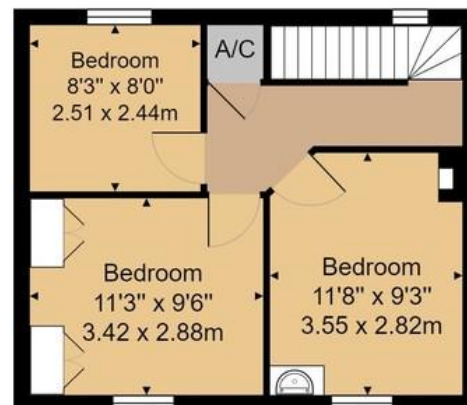
**VIEWING:**

By appointment with Wood & Pilcher 01732 351135





**Ground Floor**



**First Floor**

Approx. Gross Internal Area 882 ft<sup>2</sup> ... 81.9 m<sup>2</sup>  
(excluding garage, workshop, summer house)

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 or tenant. 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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