



9 TOBY GARDENS, HADLOW, KENT, TN11 0EW

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 **Hillier**
Reynolds

£350,000

FREEHOLD

A 2 bedroom semi-detached home found in the lovely village of Hadlow.

Corner plot gardens facing a sunny south-westerly direction.

Garage, Driveway & offered for sale with No Chain.





Nestled at the end of a quiet cul de sac is this lovely, 2 bedroom semi-detached home offered for sale with No Chain.

The approach to the house is at the end of a quiet cul de sac. Hadlow village centre is only a few minutes' walk away and has plenty of facilities for all your day to day needs including, shops, pub and a pharmacy. For more comprehensive shopping & facilities, Tonbridge town centre is under 4 miles away and there are regular buses that to and from the town. For stunning walks there are many footpaths and bridle ways found in the nearby countryside, again, a short walk away.

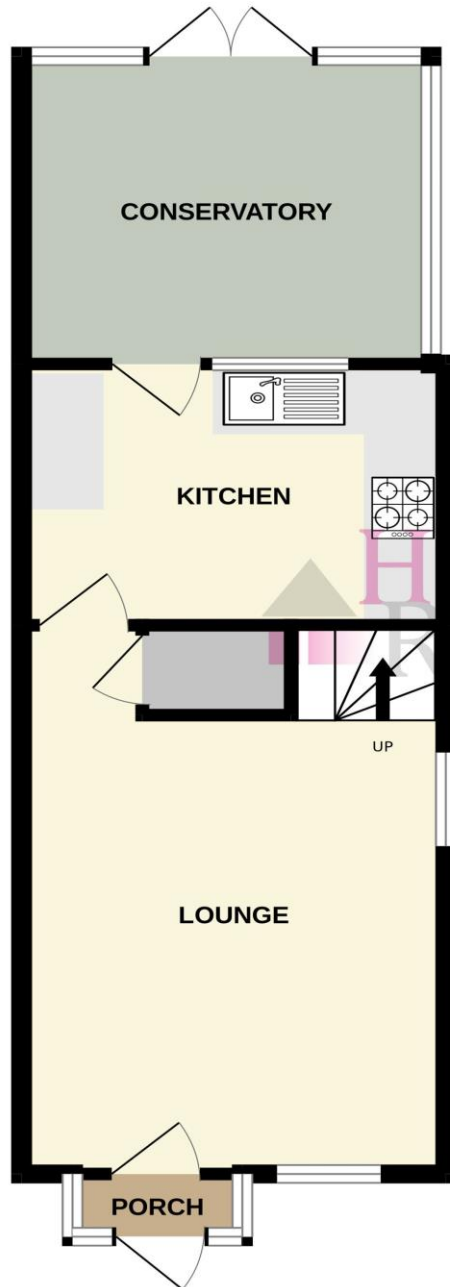
Once inside, you will immediately notice how well-maintained and loved the home has been during its years of ownership. A small entrance Porch greets your arrival which then leads into the sizeable Lounge. Having dual aspect windows makes it a light room and there is space for furniture layout changes. The Kitchen looks out on to the Conservatory and has plenty of cupboard and work top space. The Conservatory has a multitude of uses but makes a lovely room to sit, relax and enjoy the view of the garden.

Upstairs are 2 double bedrooms and a separate Bathroom that houses a white suite.

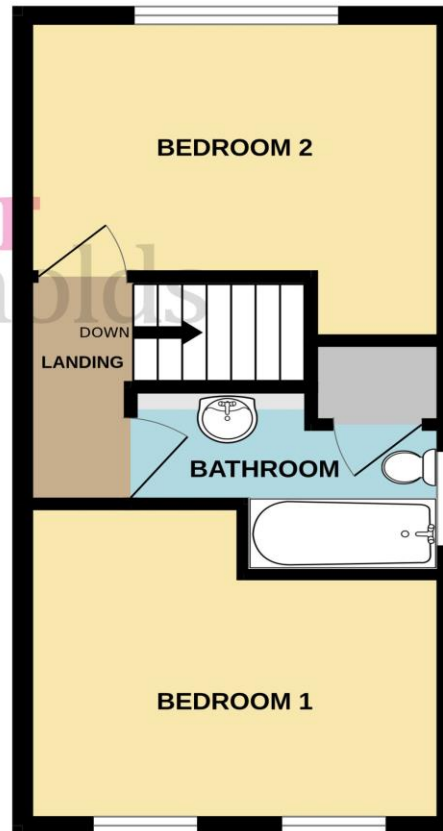
Outside the gardens offer something for all. Being a corner plot there is plenty of space and currently there is a lawn area and side patio. Being a south westerly direction allows the sunshine to flood in for most of the day and into the evening. A personal door takes you into the garage. Being longer than average it offers further storage solutions and there is a driveway in front for 2 cars.

So if searching for a house that offers a stunning, village setting and potential to update and make your own then this home should be featuring on your viewing list.

GROUND FLOOR



1ST FLOOR



ACCOMMODATION

Porch

Lounge

14'3" (4.34m) x 12'0" (3.66m)

Kitchen

12'0" (3.66m) x 8'2" (2.49m)

Conservatory

11'7" (3.53m) x 9'7" (2.92m)

First Floor Landing

Bedroom 1

12'0" (3.66m) x 10'1" (3.07m) maximum measurement

Bedroom 2

12'0" (3.66m) x 8'2" (2.49m)

Bathroom

Outside

Rear garden comprising of lawn area, patio area, flowers and shrubs. Side gate to front. Personal door to:

Garage - 17'0" (5.18m) x 9'8" (2.95m)

Front garden comprising of lawn area and driveway for 2 cars.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

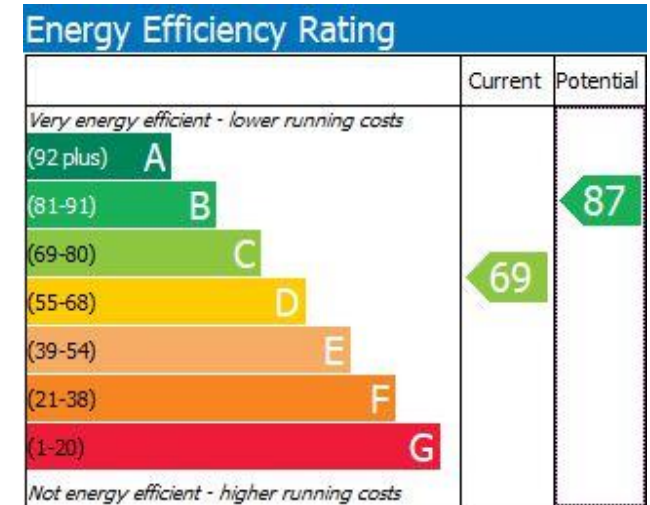
www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



Route to View

Proceed towards Hadlow from Tonbridge on the A26 Tonbridge Road. Once entering the village turn left into Carpenters Lane. Take the 2nd turning right into Maltings Close then left into Toby Gardens. The home can be found at the end of the cul de sac on the right hand side.

For more information or to arrange an appointment to view, please contact us on:

01732 884422

enquiries@hillier-reynolds.co.uk

www.hillier-reynolds.co.uk

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