



**Price**  
**£475,000**

**Freehold**

3x  1x  1x 

**Smithers Close, Hadlow,  
Tonbridge, Kent, TN11**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards





## Main features

- Situated in a quiet cul-de-sac in the popular village of Hadlow
- In need of modernisation throughout
- Garage & off road parking
- Large bright dual aspect lounge/diner
- Good sized garden - offering plenty of outside space for the whole family to enjoy



### Nearest Schools

Primary Schools: Hadlow School 0.3 miles, East Peckham Primary 2.5 miles, Woodlands Junior School 3.0 miles

Secondary Schools: Ridge View School 3.6 miles, Hugh Christie Technology College 3.9 miles, Tonbridge School 4.2 miles



### Transport Information

Train Stations: Tonbridge 4.3 miles, Hildenborough 4.9 miles, Leigh 5.7 miles

## Accommodation

### GROUND FLOOR

Hallway

Cloakroom

Lounge/Diner: 24'0 x 17'8 (7.32m x 5.39m)

Kitchen: 10'11 x 7'9 (3.33m x 2.36m)

### FIRST FLOOR

Landing

Bedroom 1: 12'3 x 9'5 (3.74m x 2.87m)

Bedroom 2: 9'5 x 9'0 (2.87m x 2.75m)

Bedroom 3: 8'10 x 8'1 (2.69m x 2.47m)

Bathroom

### OUTSIDE

Front & Rear Gardens

Garage

Driveway

## Call Tonbridge - 01732 770755 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

■ This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision, please contact us before proceeding

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Please note that any services, heating system, or appliances have not been tested and no warranty can be given or implied as to their working order. Dimensions are approximate and floor plans are not to scale.

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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