



'Our Focus Determines Your Reality'



ANGLEY COURT
Horsmonden
Kent
TN12 8JT



Entrance Hall * Sitting/Dining Room * Conservatory
Kitchen * Cloakroom
Principal Bedroom * Further Double Bedroom
Family Shower Room

Enclosed Garden * Summer House * Garage
Driveway Parking



ATTRACTIVE DETACHED BUNGALOW

This attractive, detached bungalow offers versatile layout and sits within a delightful, enclosed garden. The bungalow is located in a popular no through road, within walking distance of all the local amenities in the sought after village of Horsmonden.

The accommodation consists of an entrance hall, sitting/dining room with gas affect fireplace, bay window with window seat and doors into the conservatory, a fitted kitchen with door to outside, a cloakroom; there is a principal bedroom with built-in storage, a further double bedroom and a family shower room.

There is an attached garage with electric garage door and door to the garden, which subject to the necessary permissions could be adapted to create additional accommodation.

The garden to the front is laid to lawn with mature flower and shrub beds and borders the driveway which provides ample off-road parking. To the rear, the enclosed garden is laid to lawn with a paved terrace and well-established hedges and flower and shrub beds.

The property is ideally located for easy access to the main road and rail networks via the A21 and Paddock Wood respectively.



HORSMONDEN

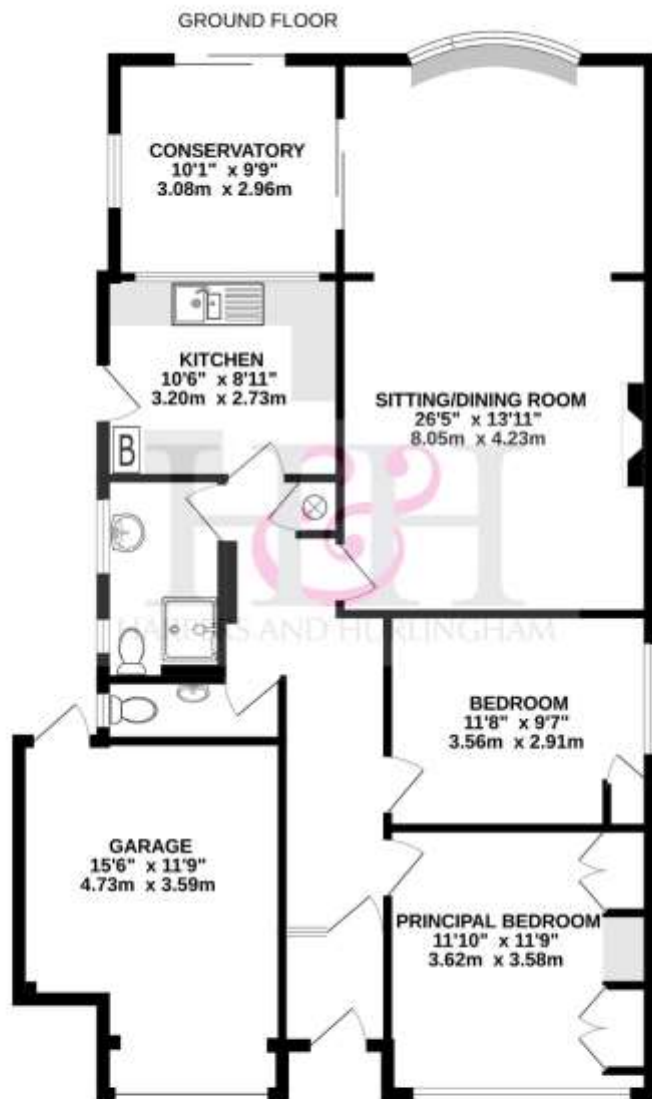
The village of Horsmonden with its charming village green boasts a Country Inn and a selection of local shops including a general store/deli, chemist and hairdresser. There is also a well-regarded Village Primary School and Kindergarten.

SCHOOLS AND CONNECTIONS

As well as the village school, there are a variety of schools in the area namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School as well as the Boys and Girls Grammar Schools in Tonbridge and Tunbridge Wells.

Located a short drive from Royal Tunbridge Wells and from Paddock Wood railway station with a direct journey time of 41 minutes to London Bridge.





TOTAL APPROXIMATE INTERNAL FLOOR AREA (excluding GARAGE) 1,182.59Q.FT (1089Q.M.)
(no guarantee is given to the square footage of the property. The figure shown is for initial guidance only)
(not to scale - for layout purposes only)

(Please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, 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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SERVICES

Mains electricity, water and drainage. Oil fired central heating.

Tunbridge Wells Borough Council - Council Tax Band E

EPC Rating: F

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com