



Godfrey Evans Close, Tonbridge, Kent, TN10 4JW

Guide Price £875,000 - £900,000

When experience counts...

est. 1828
bracketts

Bracketts are delighted to be appointed agents for the sale of this stunning, immaculately presented and extended detached family home in North Tonbridge. Situated in a quiet cul de sac of just 8 detached properties and offered to the market for the first time since it was built! Internally accommodation comprises entrance hall, cloakroom WC, open plan kitchen / breakfast room, utility room and four reception rooms. To the first floor there is a family bathroom, four bedrooms with two boasting en suite facilities, there is an additional study / dressing room with stairs leading to second floor bedroom. Externally there is private & secluded mature rear garden, mainly laid to lawn with mature shrubs, trees & borders and patio seating area. To the front there is ample off street parking and integral garage (shortened and used for storage) We recommend viewing at your earliest convenience.

Five Bedrooms

Extended Detached Family Home

Sought After Cul De Sac Location

Close to Local Amenities, Coveted Schools

Kitchen / Breakfast Room

Four Reception Rooms

Immaculately Presented Throughout

Established Rear Garden

Garage & Driveway

Viewing Highly Recommended





LOCATION: Tonbridge

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns.

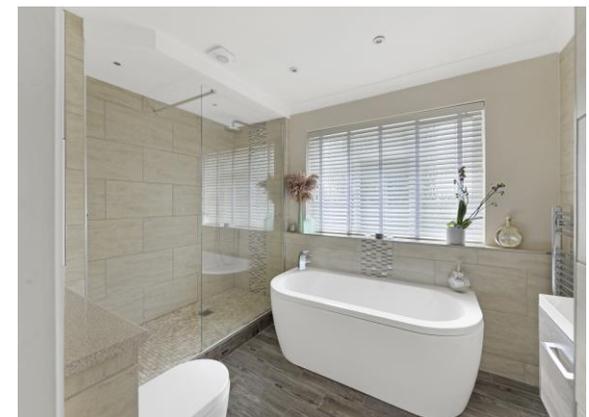
The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

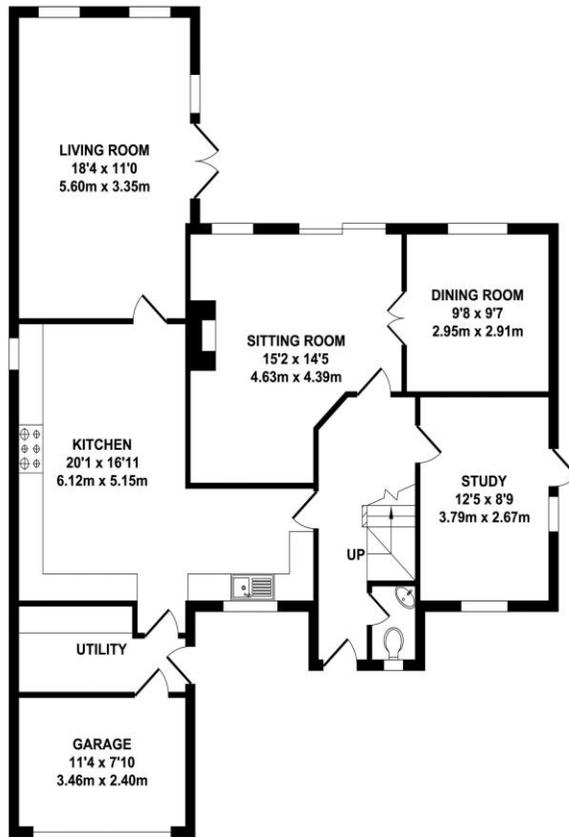
ADDITIONAL INFORMATION:

Council Tax Band F
Double Glazed Windows

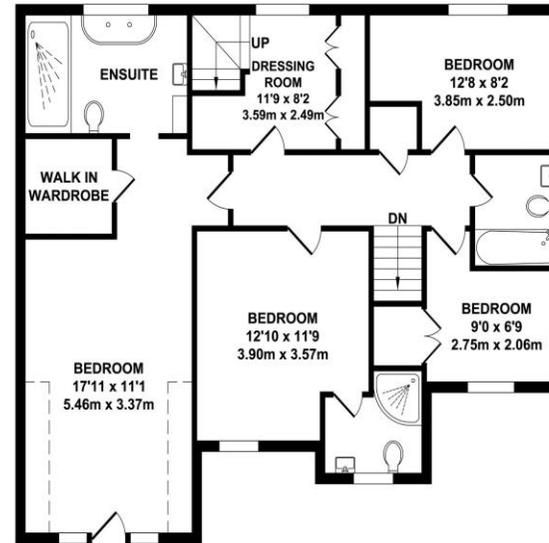
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



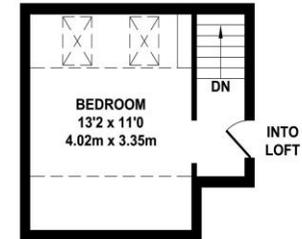
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GROUND FLOOR
APPROX. FLOOR AREA
1142 SQ.FT.
(106.10 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
982 SQ.FT.
(91.19 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
181 SQ.FT.
(16.83 SQ.M.)

TOTAL APPROX. FLOOR AREA 2305 SQ.FT. (214.12 SQ.M.)

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. 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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