



Uridge Road, Tonbridge, Kent, TN10 3EA

Guide Price £675,000 – £700,000

When experience counts...

est. 1828  
**bracketts**

Offered for sale is this three bedroom, detached family home conveniently located just to the north of Tonbridge Town Centre. Situated in a popular location close to local amenities, High Street and approx 1 mile from the mainline station. The property comprises entrance hall, cloakroom WC / utility, sitting room, open plan kitchen / dining room. To the first floor there is a family bathroom, three bedrooms with main bedroom boasting en suite shower. Externally there is a low maintenance rear garden, with artificial garden, decked seating & patio area with detached home office / studio. Driveway to front for two vehicles. Viewing highly recommended.

Three Bedrooms

Detached Family Home

Central Location, Close to local Amenities, High Street & Mainline Station

Sitting Room

Open Plan Modern Kitchen / Dining Room

Family Bathroom

En Suite Shower Room

Utility / Cloakroom WC

Detached Studio / Home Office





### 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, 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).

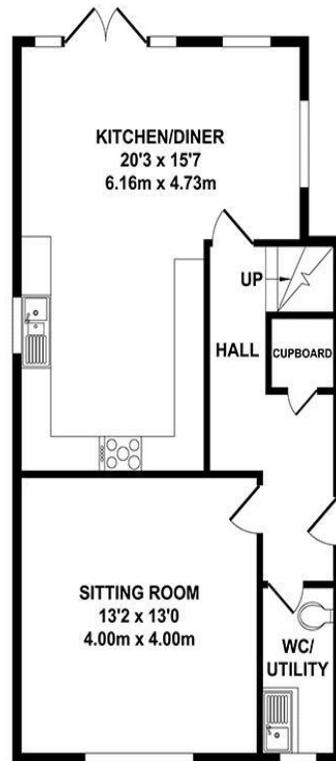
### ADDITIONAL INFORMATION:

Council Tax Band E

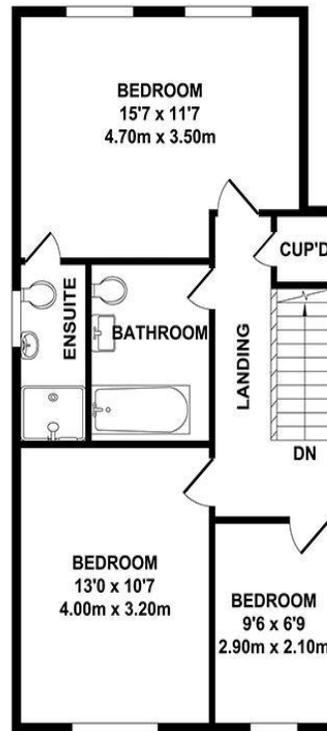
Double Glazed Windows



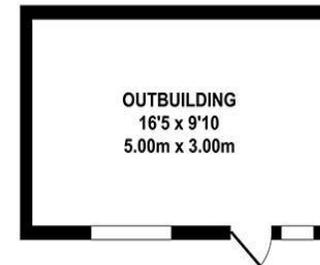
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GROUND FLOOR  
APPROX. FLOOR AREA  
567 SQ.FT.  
(52.72 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
567 SQ.FT.  
(52.72 SQ.M.)



OUTBUILDING  
APPROX. FLOOR AREA  
161 SQ.FT.  
(15.00 SQ.M.)

TOTAL APPROX. FLOOR AREA 1296 SQ.FT. (120.44 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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