



**6 Cornwallis Avenue  
Tonbridge  
Kent  
TN10 4ES**

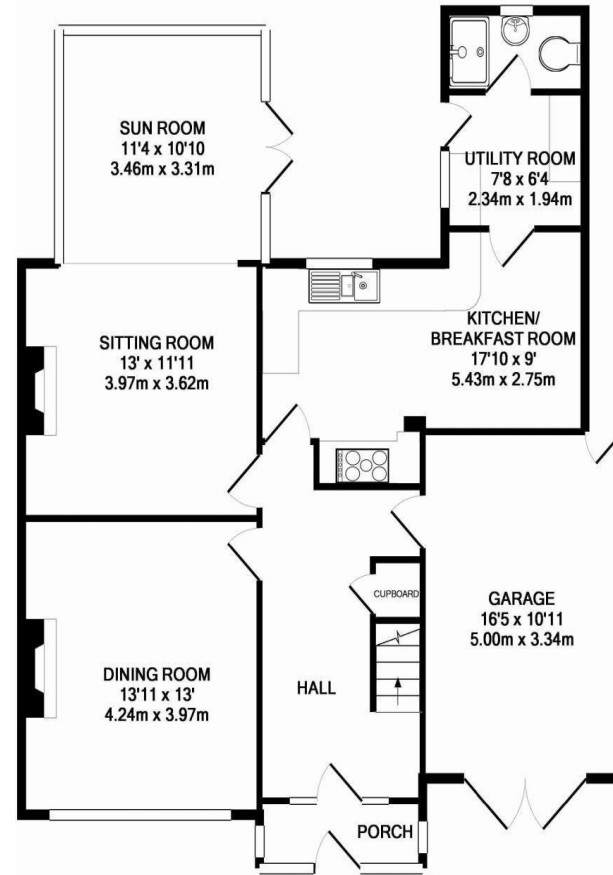
- Substantial Family Home
- Five Bedrooms
- Four Bathrooms
- Living Room
- Dining Room
- Kitchen / Breakfast Room
- Sun Room
- Large Gardens, Garage & Parking

**Guide Price £750,000  
Freehold**

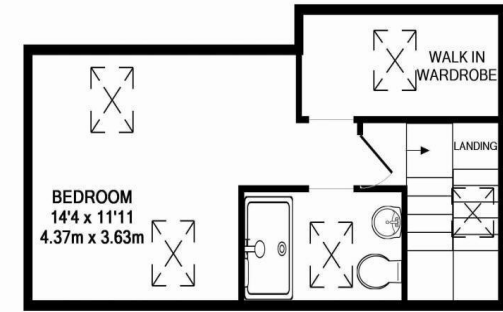
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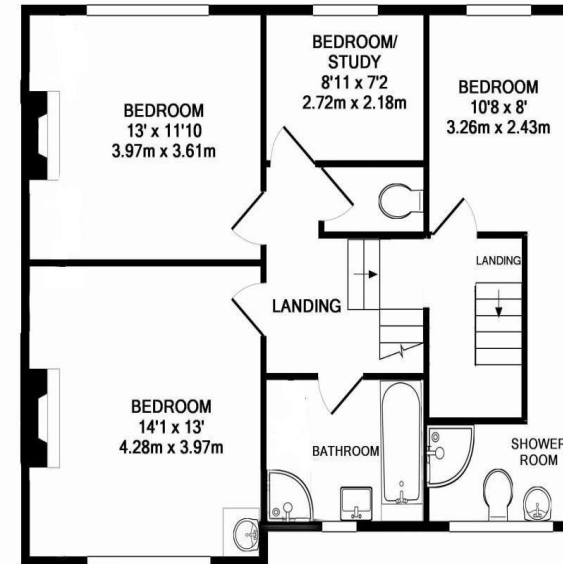
**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1046 SQ.FT.  
(97.2 SQ.M.)

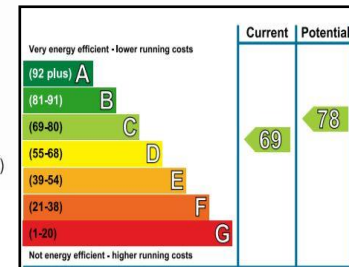


2ND FLOOR  
APPROX. FLOOR  
AREA 330 SQ.FT.  
(30.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 736 SQ.FT.  
(68.4 SQ.M.)

CORNWALLIS AVENUE TONBRIDGE  
TOTAL APPROX. FLOOR AREA 2113 SQ.FT. (196.3 SQ.M.)  
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## VIEWING

By appointment with Bracketts on 01732 350503

## SITUATION

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, children's 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).

## TO BE SOLD

Bracketts are delighted to offer for sale this substantial property of over 2000 Sq Ft, recently decorated throughout, situated in a desirable location ranging over three floors. This 1930's semi-detached property offers spacious accommodation which comprises an entrance hall, dining room, sitting room (open plan with sunroom), kitchen/breakfast room, utility room and ground floor shower room. To the first floor there are four bedrooms, cloakroom, family bathroom and en-suite shower room and to the second floor there is a master suite which provides a walk-in wardrobe, en-suite shower room and bedroom. Outside the property is approached via a block paved driveway giving access to the front of the garage and to the rear there is a large and delightful garden predominantly laid to lawn. Viewings are recommended.

## GROUND FLOOR

Door giving access to:

## ENTRANCE PORCH

Two windows to side, hardwood entrance door giving access to:

## ENTRANCE HALL

Stairs to first floor with understairs cupboard, radiator with Victorian style cover, doors to dining room, living room, kitchen/breakfast room and garage.

## DINING ROOM 13' 3" x 13' 0" (4.04m x 3.96m)

Double glazed window to front aspect, wooden flooring, Victorian cast iron feature gas fireplace, picture rail, radiator.

## SITTING ROOM 13' 0" x 11' 11" (3.96m x 3.63m)

Stunning room which is open plan with a substantial conservatory/sunroom. Wooden flooring, cast iron Victorian feature fireplace with granite hearth and coal effect electric fire, TV point, built in alcove cupboards and shelving to both sides of chimney breast, radiator, opening through to:

## SUN ROOM 11' 4" x 10' 10" (3.45m x 3.30m)

Double glazed windows to both sides and rear, patio doors to side, radiator x 2 and oak flooring.

## KITCHEN/BREAKFAST ROOM 17' 10" x 9' 0" (5.43m x 2.74m)

Partially arranged into two areas providing a breakfast and kitchen area. The kitchen area has a range of matching wall and base units incorporating cupboards and drawers, granite worktops, sink unit drainer with mixer tap, integrated dishwasher, gas hob with extractor over, radiator. In the breakfast area there is space for table and chairs and carpet is laid. Doorway through to:

## UTILITY ROOM 7' 8" x 6' 4" (2.34m x 1.93m)

Door and window to side, radiator, part tiled walls, range of wall and base units incorporating cupboards and drawers and worktops, space for fridge freezer and space and plumbing for washing machine, door through to:

## SHOWER ROOM

Window to rear, double shower cubicle, wash hand basin and low level WC.

## FIRST FLOOR LANDING

Partially split level giving access to all first floor bedrooms, cloakroom, family bathroom. Staircase leading to second floor and understairs cupboard.

## BEDROOM 14' 1" x 13' 0" (4.29m x 3.96m)

Double glazed window to front, radiator.

## BEDROOM 13' 0" x 11' 10" (3.96m x 3.60m)

Double glazed window to rear, radiator, Victorian cast iron fireplace with granite hearth.

## BEDROOM 10' 8" x 8' 0" (3.25m x 2.44m)

Double glazed window to rear, radiator and corridor giving access to:

## EN-SUITE SHOWER ROOM

Frosted double glazed window to front aspect, corner shower cubicle, low level WC and pedestal wash hand basin, part tiled walls.

## BEDROOM 8' 11" x 7' 2" (2.72m x 2.18m)

Double glazed window to rear and radiator.

## CLOAKROOM

Low level WC and part tiled walls.

## FAMILY BATHROOM

Circular window to front aspect, free standing claw footed roll top bath with telephone style mixer tap and shower attachment, pedestal wash hand basin, corner shower cubicle, half panelled walls.

## SECOND FLOOR LANDING

With door giving access through to:

## BEDROOM 14' 4" x 11' 11" (4.37m x 3.63m)

Velux windows to front and rear, eaves storage and walk in wardrobe with Velux window, doorway through to:

## EN-SUITE SHOWER ROOM

Velux window to front, double shower cubicle with glass surround, low level WC and wash hand basin, extractor fan.

## OUTSIDE

To the front there is a block paved driveway providing parking for several cars, area of lawn enclosed by high level hedging, integrated garage which measures 16'5 x 10'11, two metal doors to front, door to rear garden and also door to entrance hall. To the rear there is a substantial block paved patio area which provides a good sized seating area and wonderful views over the remainder of the garden which is attractively laid to lawn with mature trees, shrubs and plants. There is a garden shed and greenhouse and the garden is enclosed by mature hedging.





