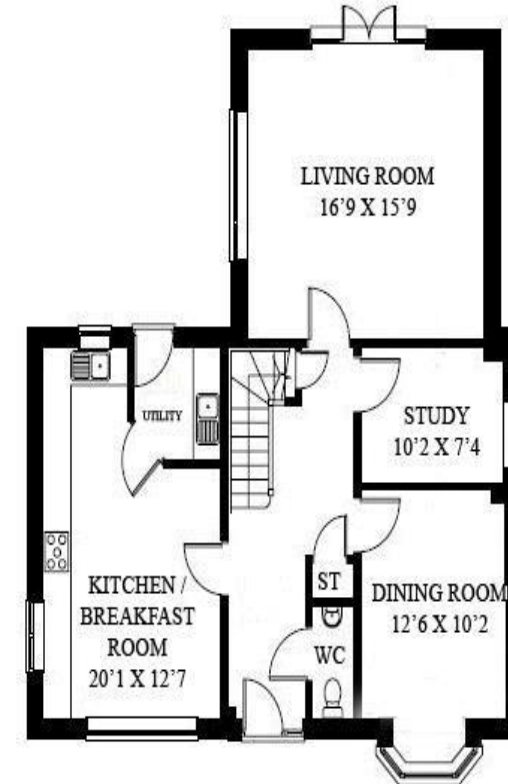
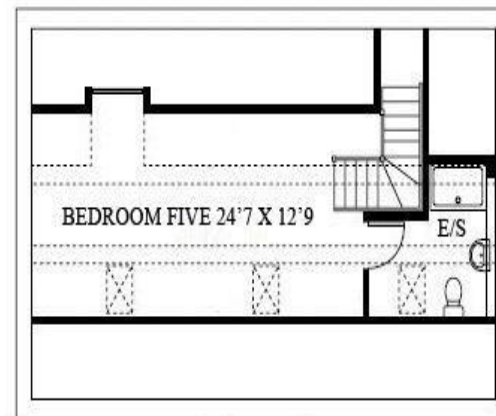
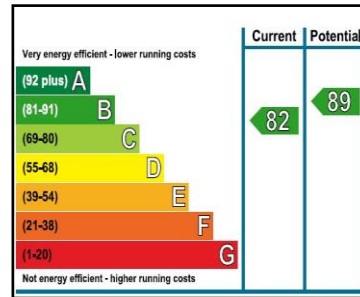




26 Taylor Close Tonbridge Kent TN9 2FE

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.

- Stunning Detached House
- Five Bedrooms
- Three Reception Rooms
- Kitchen / Breakfast Room
- Four Bathrooms Inc 3 Ensuities
- Double Garage
- Parking
- Landscaped Gardens
- Popular Location
- Close To High St & MLS



132 High Street
Tonbridge
Kent
TN9 1BB

Tel: (01732) 350503 Fax: (01732) 359754
E-mail: tonbridge@bracketts.co.uk
www.bracketts.co.uk

Guide Price £800,000 - £850,000
Freehold

Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

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 beautifully presented and spacious family home situated in a sought after location to the south side of Tonbridge. The property is traditionally designed providing excellent accommodation ranging over three floors which includes a spacious living room with French doors leading out to the rear garden, stylish kitchen/breakfast room with utility room, study, dining room, and ground floor cloakroom. To the first floor there is superb master suite with a walk-in dressing room and en-suite, bedroom two also has an en-suite shower room and there are two further bedrooms and family bathroom which complete the first floor. The second floor provides a good sized guest bedroom suite with en-suite shower. The accommodation offers flexibility of use and would be ideal for an 'au-pair suite'. Outside the property has the benefit of ample parking to the front and a detached double garage. The gardens have been attractively landscaped providing patio area and a good sized lawned area with extensive shrub and flower borders. Viewings are recommended.

GROUND FLOOR

Entrance door giving access to:

ENTRANCE HALL

Karndean flooring, stairs to first floor, coats cupboard, good sized understairs cupboard and radiator.

CLOAKROOM

Low level WC and wash hand basin.

LIVING ROOM 16' 9" x 15' 9" (5.10m x 4.80m)

Double glazed windows to side and patio doors with window panes either side to rear onto garden. Wood burner, TV and telephone point, radiator.

DINING ROOM 12' 6" x 10' 2" (3.81m x 3.10m)

Double glazed bay window to front, TV point and radiator.

KITCHEN/BREAKFAST ROOM 20' 1" x 12' 7" (6.12m x 3.83m)

Double glazed windows to front and side, range of matching wall and base units incorporating cupboards and drawers, 5 ring gas hob with extractor over and separate double oven, space for dishwasher, sink unit drainer, window to rear, fridge freezer and door through to:

UTILITY ROOM

Door to rear, sink unit drainer, space and plumbing for washing machine and tumble drier.

STUDY 10' 2" x 7' 4" (3.10m x 2.23m)

Double glazed window to side.

FIRST FLOOR LANDING

Built-in cupboard with hot water tank, door to staircase leading to second floor, understairs cupboard, doors to four bedrooms and family bathroom.

BEDROOM ONE 16' 0" x 11' 1" (4.87m x 3.38m)

Double glazed windows to side and rear, radiator, doors to en-suite dressing room and en-suite shower room.

EN-SUITE SHOWER ROOM

Double shower cubicle, low level WC, wash hand basin.

DRESSING ROOM

Walk-in with shelf and hanging rails to both walls.

BEDROOM TWO 13' 3" x 9' 7" (4.04m x 2.92m)

Double glazed window to front aspect, radiator. Door to:

EN-SUITE

Double shower cubicle, window to side, low level WC and wash hand basin.

BEDROOM THREE 12' 10" x 10' 10" (3.91m x 3.30m)

Double glazed window to rear, radiator.

BEDROOM FOUR 12' 5" x 9' 0" (3.78m x 2.74m)

Double glazed window to front and radiator.

BEDROOM FIVE 24' 7" x 12' 9" (7.49m x 3.88m)

2 x velux windows to front aspect, dormer window to rear, radiators, and door to:

EN-SUITE

Double shower cubicle, wash hand basin, low level WC and Velux window to front.

OUTSIDE

To the front there is block paved parking for 4 cars and a detached double garage with two up and over doors, power and light. The rear garden is a particular feature to the property having been landscaped providing a delightful patio area, south facing aspect. The remainder is laid to lawn with attractive flower and shrub borders, to one side is a paved path with shrub borders leading to a garden shed.

VIEWING

By appointment with Bracketts on 01732 350503





