



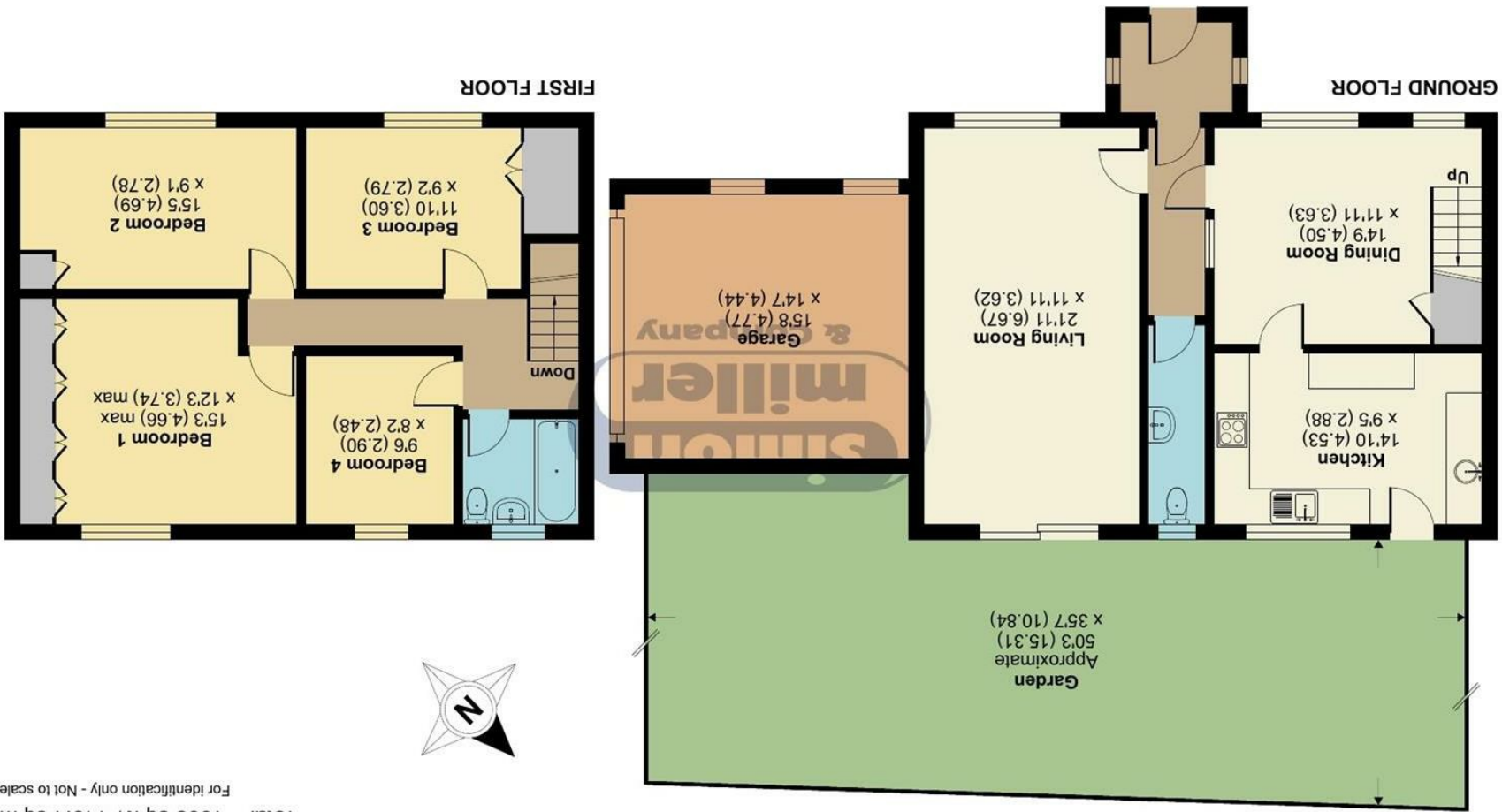
## 2 Bower Walk, Tonbridge, TN12 0LU

Price Guide £425,000  
EPC RATING: C

### Bower Walk, Tonbridge, TN12

Approximate Area = 1380 sq ft / 128.2 sq m  
Garage = 228 sq ft / 21.2 sq m  
Total = 1608 sq ft / 149.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1239387

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Located on this generous corner plot, this extended semi detached family home offers generous, well planned accommodation in this popular residential road. With spacious dual aspect living room, dining room, kitchen and ground floor cloakroom, upstairs, the property offers four bedrooms and a three piece family bathroom.

Outside, the property benefits from large front gardens, with double garage beside and block paved driveway with parking for two cars in front. To the rear, there is a large lawned garden with paved patio area, timber shed, greenhouse and raised vegetable beds with personal door leading to the rear of the garage.

Located in this quiet residential road, within walking distance of local shopping facilities and well regarded primary school, the property is also within easy reach of the mainline train station and Sainsbury's Supermarket. The county town of Maidstone is approximately 9 miles away, with its wider range of shopping, transport and leisure facilities.

**MATERIAL INFORMATION**

**Freehold**  
**Council Tax Band D**  
**EPC Report C**



- GUIDE PRICE £425,000 - £450,000 • Extended Semi Detached Family Home • Four Bedrooms • Two Reception Rooms • Family Bathroom and Downstairs Cloakroom • Double Garage and Off Street Parking • Large Front and Rear Gardens • Close to Popular Primary School • Walking Distance of Local Shopping Facilities

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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