



Chaucer Gardens, Tonbridge, Kent, TN9

Offers In Excess Of £700,000

When experience counts...

est. 1828
bracketts

Bracketts are delighted to offer for sale this four bedroom detached family home. Situated in the popular south Tonbridge with views over a green and onto neighbouring countryside. Benefitting from being close to local amenities, coveted schools, main line station & Haysden Country Park with its woodland walks. Internally the property is immaculately presented throughout, extended and comprises entrance hall, shower room, utility room, sitting room, kitchen / breakfast room and a conservatory. To the first floor a modern bathroom, three bedrooms and stairs leading to second floor which offers a large principal bedroom and en suite. Externally there is a rear garden, mainly laid to lawn with mature shrubs & borders and a driveway for two cars accessed via the rear of the property. Viewing comes highly recommended.

Four Bedrooms

Detached Family Home

Popular South Tonbridge Location

Easy access To Coveted Schools,
Local Amenities, Haysden Country
Park & Main Line Station

Two Reception Rooms

Three Bathrooms

Kitchen / Breakfast Room

Allocated Parking To Rear

Conservatory





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).

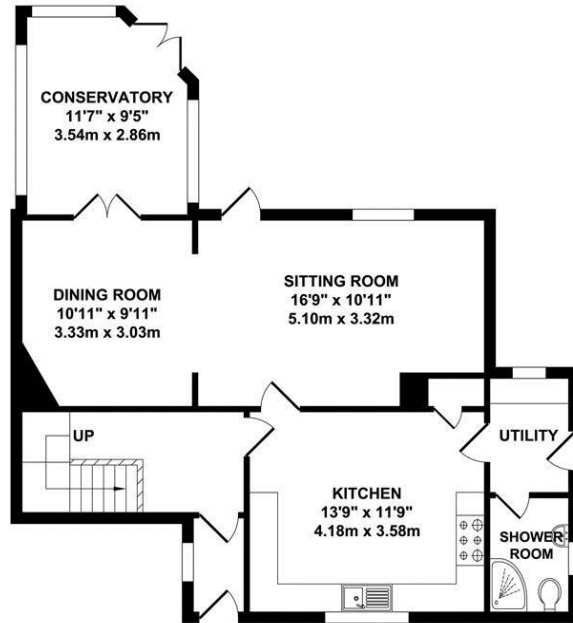
ADDITIONAL INFORMATION:

Council Tax Band D
Double Glazed Windows

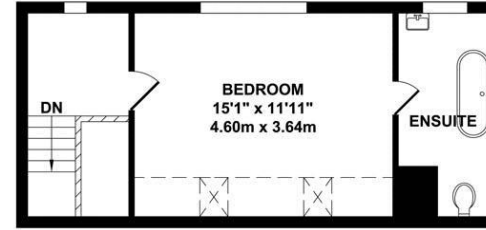
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



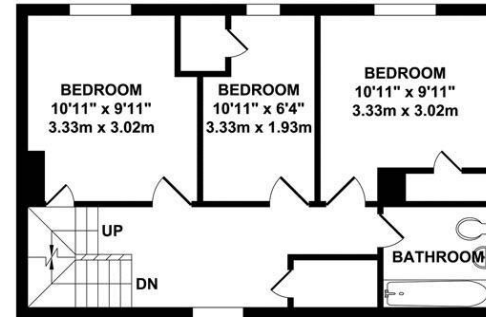
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GROUND FLOOR
 APPROX. FLOOR AREA
 734 SQ.FT.
 68.21 SQ.M.



SECOND FLOOR
 APPROX. FLOOR AREA
 322 SQ.FT.
 29.96 SQ.M.



FIRST FLOOR
 APPROX. FLOOR AREA
 463 SQ.FT.
 43.04 SQ.M.

TOTAL APPROX. FLOOR AREA 1520 SQ.FT. 141.21 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 misstatement. 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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