



Cornwallis Avenue, Tonbridge, Kent, TN10

Guide Price £850,000 -£875,000

When experience counts... **bracketts** est. 1828

Offered for sale is this immaculately presented detached family home within sought after location. Internally the property offers flexible living arrangements comprising entrance hall, cloakroom WC, formal dining room to the front with feature bay window and attractive fireplace. There is a split level triple aspect twin interconnecting reception room to the rear of the property with views and access onto the rear garden. Large fitted kitchen/breakfast room. In addition the garage has been converted into the fifth bedroom with en-suite, currently used as a home office. To the first floor the property benefits from its double storey extension and has been re-arranged to offer four good size bedrooms, bathroom and shower room and enjoys nice views from each of its windows. Externally an attractive south facing garden, mainly laid to lawn with mature shrubs, trees & borders. Large block paved driveway to the front with the house set back. The location is accessible to schools, the town centre, mainline railway station, countryside & river walks all found close by. We recommend viewing at your earliest convenience.

Detached Family Home

Double Storey Extension

Five Bedrooms (En Suite Bedroom
Ground Floor)

3-4 Reception Rooms

Kitchen / Breakfast Room

Immaculately Presented
Throughout

Close to Countryside Walks

South Facing Garden

Large Block Paved Driveway

Viewing Highly Recommended





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:

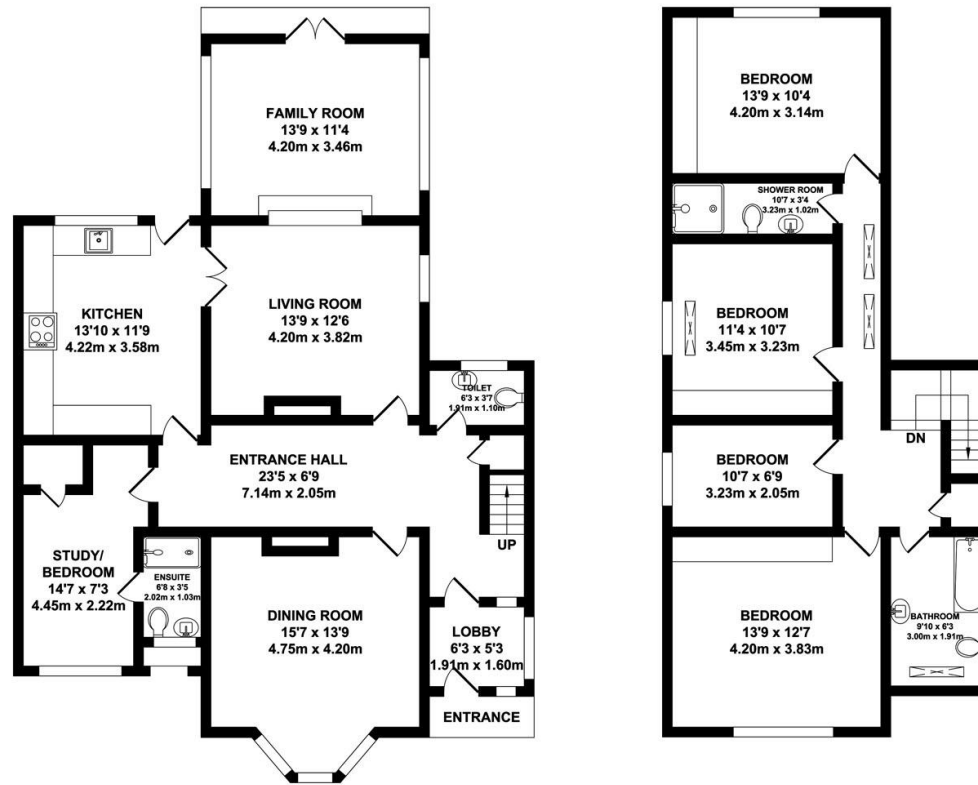
Council Tax Band F

Double Glazed Windows

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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GROUND FLOOR
APPROX. FLOOR AREA
1090 SQ.FT.
(101.22 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
719 SQ.FT.
(66.83 SQ.M.)

TOTAL APPROX. FLOOR AREA 1809 SQ.FT. (168.05 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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