



Hadlow Road, Tonbridge, Kent, TN9 1NZ

£845,000

When experience counts...

est. 1828
bracketts

Offered for sale is this Victorian detached family home situated in a sought after location in the town centre location and within easy reach of the shops, amenities, coveted schools and mainline station servicing London. The property offers versatile accommodation throughout and comprises entrance hall, the rear is in the form of a U-shape and has a large dining room which will be the centre of family life also featuring an open fireplace and with double doors onto the decked area of the garden. The kitchen leads off from here which is fitted with a range of cupboards and has a vaulted ceiling with Velux windows. The other side of the U is a large reception room which also has doors to the garden and could be utilised as a playroom, study or further bedroom. There is also a reception room at the front of the house which is currently a snug but could be a further bedroom or study. A cloakroom leads off from this room and has the space for a shower if desired. A living room with open fireplace and bay window completes the accommodation on this floor. The first floor offers a large principle bedroom with an ensuite shower room with the space offering the option for the easy creation of a further stand alone bedroom on this floor (SSTP and plans are available which have been drafted by the current owner). There are two further bedrooms which are both of a good size as well as a family bathroom with sunken bath with separate shower over. Externally the front has ample parking for several vehicles and the rear offers a Mediterranean style garden with a decked area with mature tree growing in the centre as well as a lawn area. Viewing highly recommended.

Detached Victorian Family Home

Sought After Central Location

Close To All Amenities, High Street,
Coveted Schools & Mainline Station

Versatile Accommodation

Four Bedrooms

Three Reception Rooms

Block Paved Driveway

En Suite Shower Room

Rear Garden & Patio Seating Area

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).

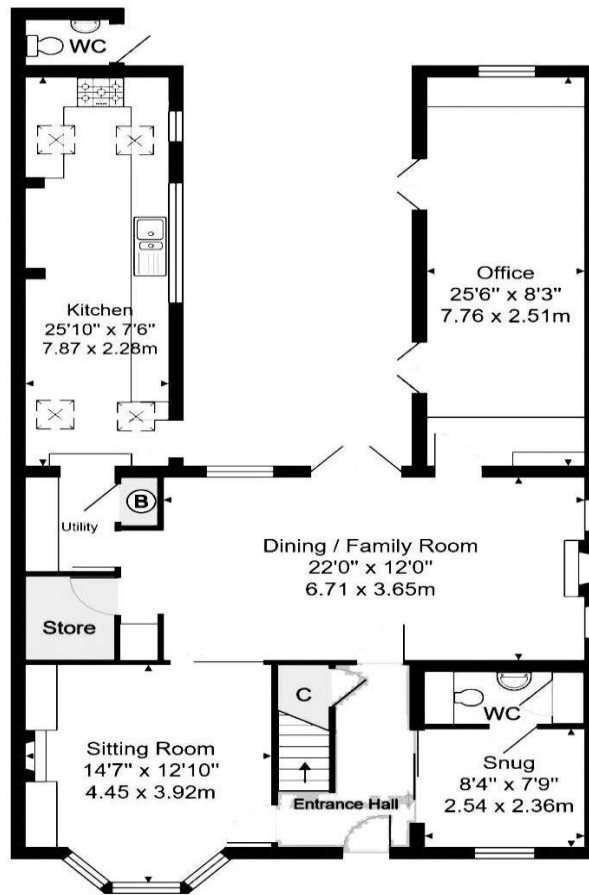
ADDITIONAL INFORMATION:

Council Tax Band F
Double Glazed Windows

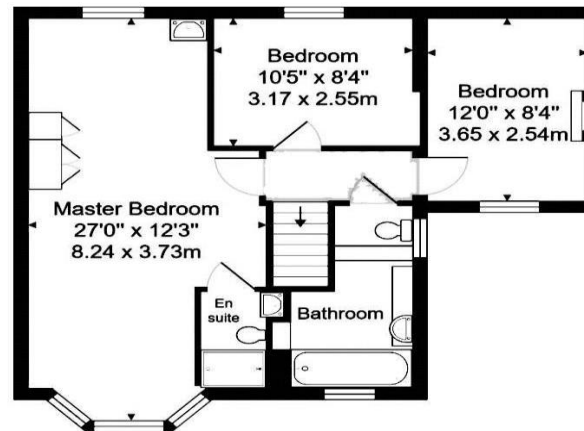
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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Ground Floor



First Floor

Approx. Gross Internal Area 1761 ft² ... 163.6 m²

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.