



Dowgate Close, Tonbridge, Kent, TN9 2EL

£525,000

When experience counts...

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bracketts

Guide Price £575,000 - £600,000 Offered for sale is this three-bedroom semi-detached family home situated on a popular road on the south side of Tonbridge. Internally the property comprises entrance porch and hallway, living room, dining room, kitchen, utility room with cloakroom and conservatory. Upstairs there are two double bedrooms and a good sized single bedroom. Outside there is a lovely, well established south facing garden to the rear of the property. There is also an over-sized single garage and off road parking to the front. The property benefits from being within close proximity to a range of local nurseries, primary schools, secondary and grammar schools with Tonbridge, as well as being roughly one mile from Tonbridge mainline station and high street which offers a range of shops, supermarkets, bars and restaurants. We thoroughly recommend arranging a viewing on this property to appreciate its size and location.

Extended Semi-Detached Home

Three Bedrooms

Living Room

Dining Room

Kitchen

Utility Room

Family Bathroom

Driveway & Garage

Great Sized South Facing Garden

Close Proximity To Nearby
Schools, HS & MLS





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.

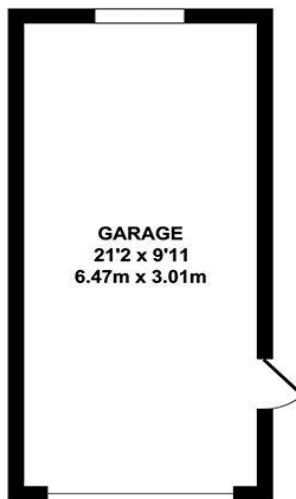
Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

ADDITIONAL INFORMATION:

- Cavity Wall Insulation
- Summerhouse & Gazebo Will Stay
- Council Tax Band D
- Double Glazed Windows

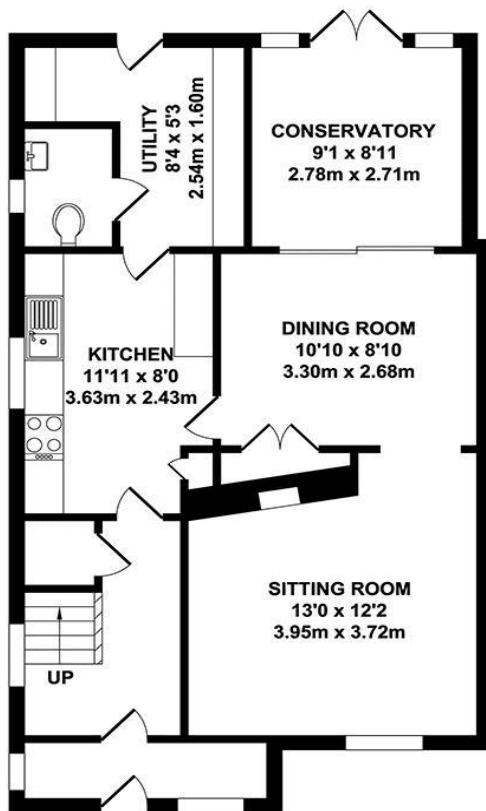


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GARAGE
21'2 x 9'11
6.47m x 3.01m

GARAGE
APPROX. FLOOR AREA
210 SQ.FT.
(19.47 SQ.M.)



UTILITY
8'4 x 5'3
2.54m x 1.60m

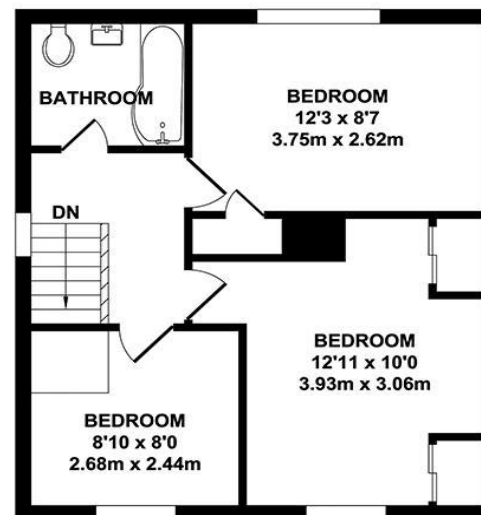
CONSERVATORY
9'1 x 8'11
2.78m x 2.71m

KITCHEN
11'11 x 8'0
3.63m x 2.43m

DINING ROOM
10'10 x 8'10
3.30m x 2.68m

SITTING ROOM
13'0 x 12'2
3.95m x 3.72m

GROUND FLOOR
APPROX. FLOOR AREA
627 SQ.FT.
(58.22 SQ.M.)



BATHROOM

BEDROOM
12'3 x 8'7
3.75m x 2.62m

DN

BEDROOM
12'11 x 10'0
3.93m x 3.06m

BEDROOM
8'10 x 8'0
2.68m x 2.44m

FIRST FLOOR
APPROX. FLOOR AREA
422 SQ.FT.
(39.24 SQ.M.)

TOTAL APPROX. FLOOR AREA 1259 SQ.FT. (116.93 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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