



Exeter Close, Tonbridge, Kent, TN10 4NT

Guide Price £775,000

When experience counts...

est. 1828  
**bracketts**

Offered for sale is this well-appointed and extended detached family home situated in a sought after road just off The Ridgeway. The property is well presented throughout and offers scope for further development subject to necessary consent. Internally the property comprises entrance hall, study, shower room WC, sitting room, dining room and a open plan kitchen / breakfast room. To the first floor there is a family bathroom and separate WC along with three good size bedrooms. Externally the property has the added benefit of a good sized rear garden, mainly laid to lawn with mature shrubs & trees and a patio seating area. To the front there is a drive providing ample parking and access to the front section of the garage which is ideal for storage or conversion to a playroom / bedroom 4. Offered with no onward chain. Viewings are strongly recommended

Three Bedrooms

Detached Family Home

Sought After Location & Future  
Development Subject to Planning

Sitting Room

Dining Room

Kitchen / Breakfast Room

Study

Downstairs Shower Room & WC

Good Size Rear Garden

Storage to Front & Driveway

No Onward Chain





### 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

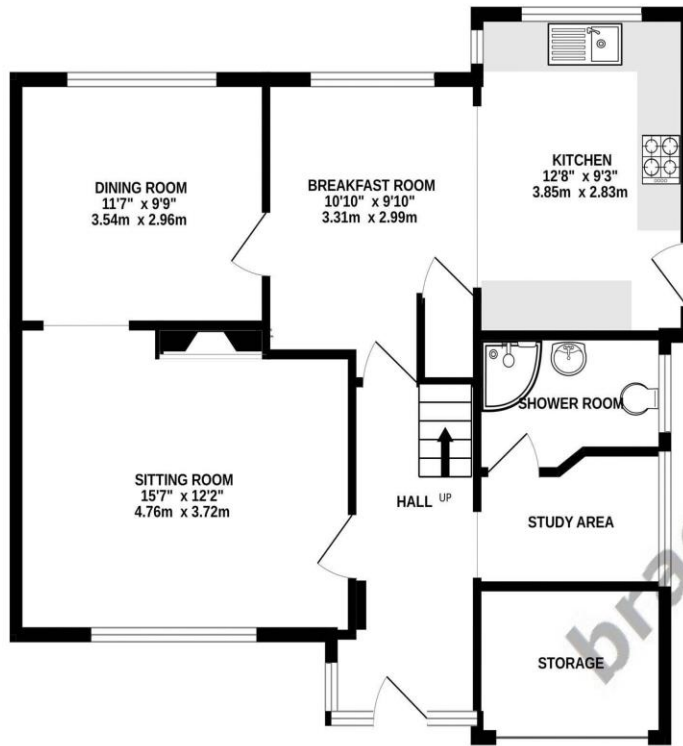
Double Glazed Windows

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		

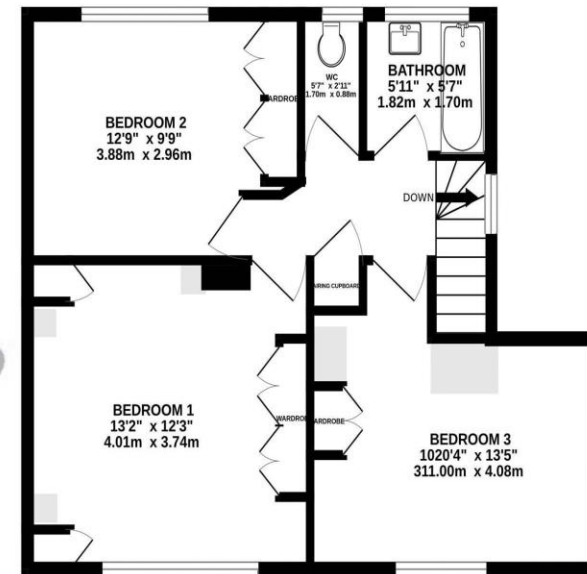


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GROUND FLOOR  
748 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



EXETER CLOSE TONBRIDGE

TOTAL FLOOR AREA : 1262 sq.ft. (117.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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