



Silverhurst Drive, Tonbridge, Kent, TN10 3QH

Guide Price £675,000

When experience counts...

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Offered for sale is this large extended five-bedroom semi-detached family home. Situated in a favoured road in north Tonbridge, close to coveted schools, bus routes back to Tonbridge town centre. Nearby local amenities a York Parade which include bakers, CoOp, post office and Sainsbury's local. Internally the property benefits from re decoration and new carpets / flooring with accommodation comprising entrance hall, family room, lounge through to dining room, modern fitted kitchen with a separate utility room and cloakroom WC. To the first floor there is a family bathroom, five bedrooms with the main bedroom benefitting from an en suite shower. Externally there is a good size rear garden and off street parking for two vehicles. Offered with no onward chain we recommend viewing at your earliest convenience.

Semi-Detached Family Home

4/5 Bedrooms / Separate Study

Open Plan Living Room / Dining Room

Family Room

Modern Kitchen

Utility Room

Downstairs Cloakroom

Family Bathroom & En suite to Principal Bedroom

Off Road Parking

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, 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).

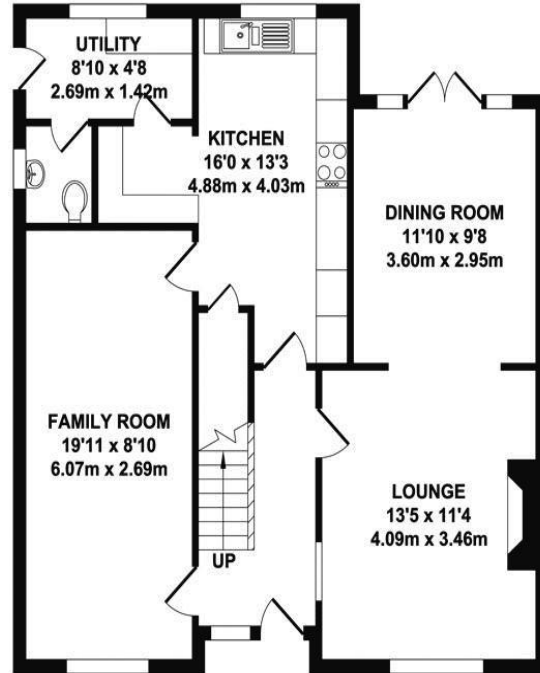
ADDITIONAL INFORMATION:

Council Tax Band E
Double Glazed Windows

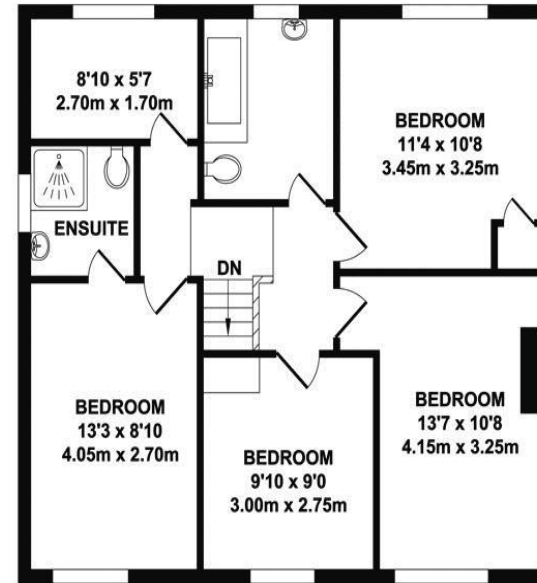
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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GROUND FLOOR
APPROX. FLOOR AREA
728 SQ.FT.
(67.70 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
660 SQ.FT.
(61.30 SQ.M.)

TOTAL APPROX. FLOOR AREA 1388 SQ.FT. (129.00 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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