



Douglas Road, Tonbridge, Kent, TN9 2UE

Guide Price £650,000 - £675,000

When experience counts...

est. 1828
bracketts

Offered for sale is this detached family home situated in the favoured Meadow Lawn area, popular due to its central position, close to mainline station, High Street, sought after Sussex Road Primary School as well as the local Boys & Girls Grammar schools. Internally the property comprises entrance hall, cloakroom WC, study / bedroom 4, fitted kitchen, large open plan sitting room / dining room and conservatory. To the first floor there is a family bathroom, three double bedrooms with the main bedroom boasting en suite facilities. Externally there is an enclosed rear garden, detached garage and a driveway. We recommend viewing at your earliest convenience.

AGENTS NOTE: Please note the additional floorplans that the vendor has had drawn to indicate the potential to extend the property to 5 bedrooms and 3 living rooms. We additionally understand there is lapsed planning for a similar extension. Buyers would need to re apply for necessary consents if extending is an option

Three Bedrooms

Detached Family Home

Optional 4th Ground Floor Bedroom /
Study

Kitchen

Open Plan Sitting Room / Dining Room

Conservatory

Sought After South Tonbridge Location

Close to High Street, Mainline Station &
Coveted Schools. Primary & Secondary.

Garage & Driveway

Extension Options Subject to Planning
Permission. Floor Plans Supplied

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 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).

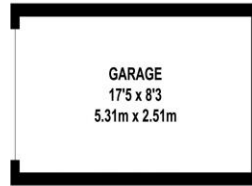
ADDITIONAL INFORMATION:

Council Tax Band F

Double Glazed Windows

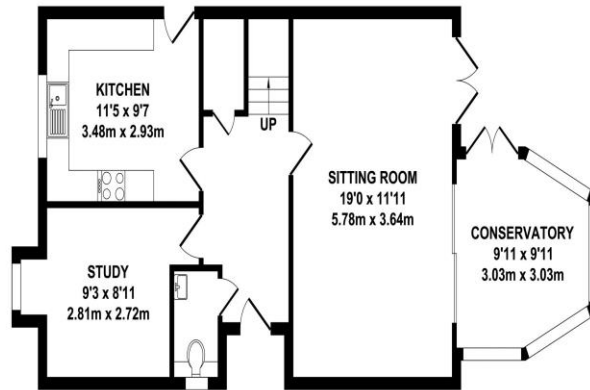


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GARAGE
17'5 x 8'3
5.31m x 2.51m

OUTBUILDING
APPROX. FLOOR AREA
143 SQ.FT.
(13.33 SQ.M.)



KITCHEN
11'5 x 9'7
3.48m x 2.93m

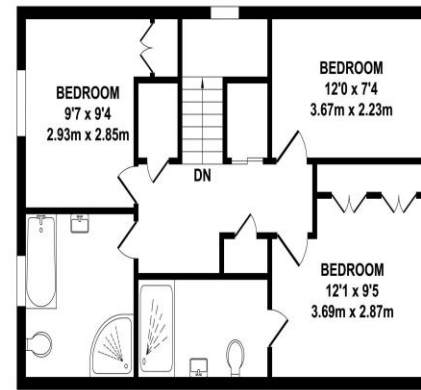
STUDY
9'3 x 8'11
2.81m x 2.72m

SITTING ROOM
19'0 x 11'11
5.78m x 3.64m

CONSERVATORY
9'11 x 9'11
3.03m x 3.03m

UP

GROUND FLOOR
APPROX. FLOOR AREA
654 SQ.FT.
(60.80 SQ.M.)



BEDROOM
9'7 x 9'4
2.93m x 2.85m

BEDROOM
12'0 x 7'4
3.67m x 2.23m

BEDROOM
12'1 x 9'5
3.69m x 2.87m

DN

FIRST FLOOR
APPROX. FLOOR AREA
574 SQ.FT.
(53.33 SQ.M.)

TOTAL APPROX. FLOOR AREA 1372 SQ.FT. (127.46 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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