



Goldsmid Road, Tonbridge, Kent, TN9 2BX

Guide Price £699,995

When experience counts...

est. 1828  
**bracketts**

Offered for sale is this beautifully presented three-bedroom detached family home situated on a sought after road in south Tonbridge. The property is conveniently located for those looking to be close to Tonbridge high street which offers a variety of local shops, supermarkets, bars and restaurants, as well as mainline station. The property also benefits from being situated in close proximity to a number of popular primary, secondary and grammar schools. Internal inspection highly recommended. The property comprises entrance hallway, living room, dining room, Kensington Scott modern fitted kitchen kitchen and a cloakroom WC. To the first floor there are three bedrooms, family bathroom and separate W/C. Externally there is beautiful landscaped rear garden, laid to lawn, patio seating areas, summer house, an array of fruit trees and raised borders. To the front there is a single garage and resin driveway with parking for two vehicles. Offered with no onward chain we recommend viewing at your earliest convenience.

Three Bedrooms

Detached Family Home

Immaculately Presented Throughout

Two Reception Rooms

Kensington Scott Modern Kitchen

Sought After South Tonbridge  
Location

Close to Local Amenities, Close to  
Coveted Schools & Mainline Station

Resin Driveway to Front

Landscaped Rear Garden

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:**

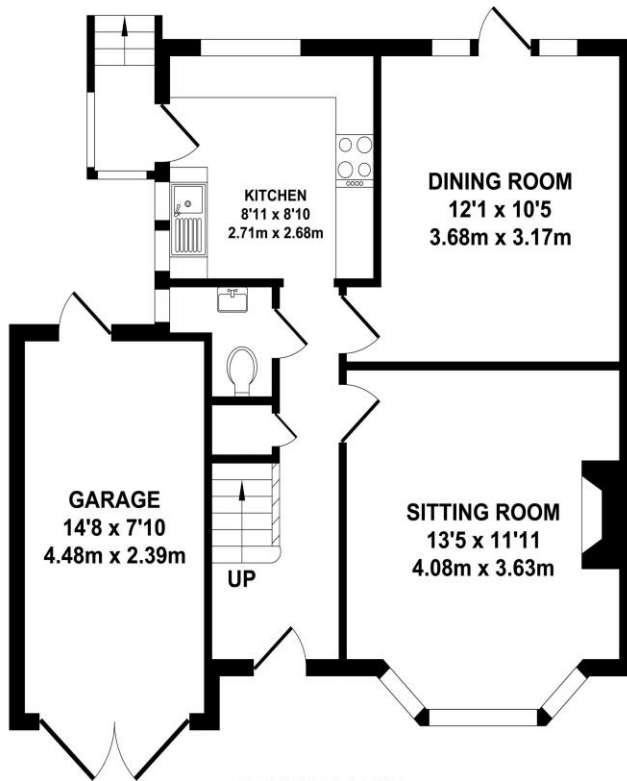
Council Tax Band D

Double Glazed Windows

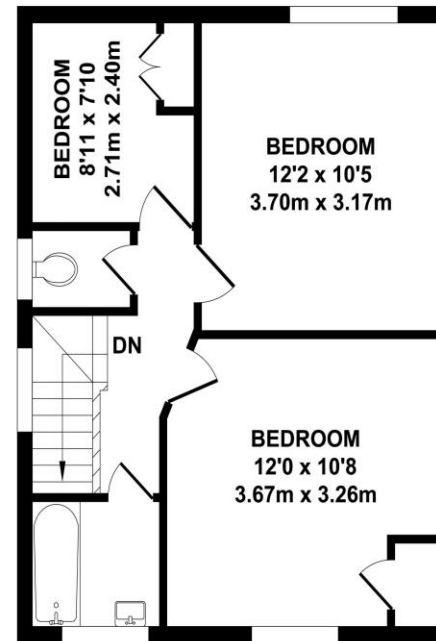
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		



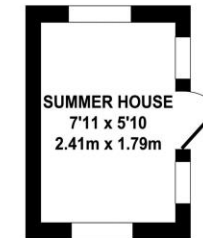
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GROUND FLOOR  
APPROX. FLOOR AREA  
596 SQ.FT.  
(55.38 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
424 SQ.FT.  
(39.35 SQ.M.)



SUMMER HOUSE  
APPROX. FLOOR AREA  
46 SQ.FT.  
(4.31 SQ.M.)

TOTAL APPROX. FLOOR AREA 1066 SQ.FT. (99.04 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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