



Bickmore Way, Tonbridge, Kent, TN9 1ND

Guide Price £1,000,000

When experience counts...

est. 1828
bracketts

Offered for sale is this beautiful detached family home situated in the highly sought after Bickmore Way just off Yardley Park Road. This particular property occupies a corner plot with an established private rear garden . Internally the property has been modernised and offers flexible and well-appointed accommodation comprising entrance hall, cloakroom WC, dual aspect sitting room, Burnhill high specification open plan kitchen / dining room and a conservatory. To the first floor there is a modern family bathroom, four bedrooms with two boating en suite facilities. Externally to the front there is a block paved drive leading to a detached double garage with power & light. There is an additional car port with EV car charging point. The rear garden has been landscaped to create a private mature garden mainly laid to lawn with mature shrubs, borders and trees. Natural stone patio and a brick built outdoor BBQ area. There is a detached insulated home office with power / light . Viewing comes highly recommended

Four Bedrooms

Detached Family Home

Sought After Cul De Sac

Tonbridge Mainline Station Approx
1.mile

Burnhill High Specification Open Plan
Kitchen / Dining Room, Utility &
Conservatory

Two En Suite Bathrooms

Double Car Garage With Driveway

Landscaped South Facing Rear Garden &
Detached Home Office

Close to Coveted Schools, High Street &
Local Amenities

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 stores and 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).

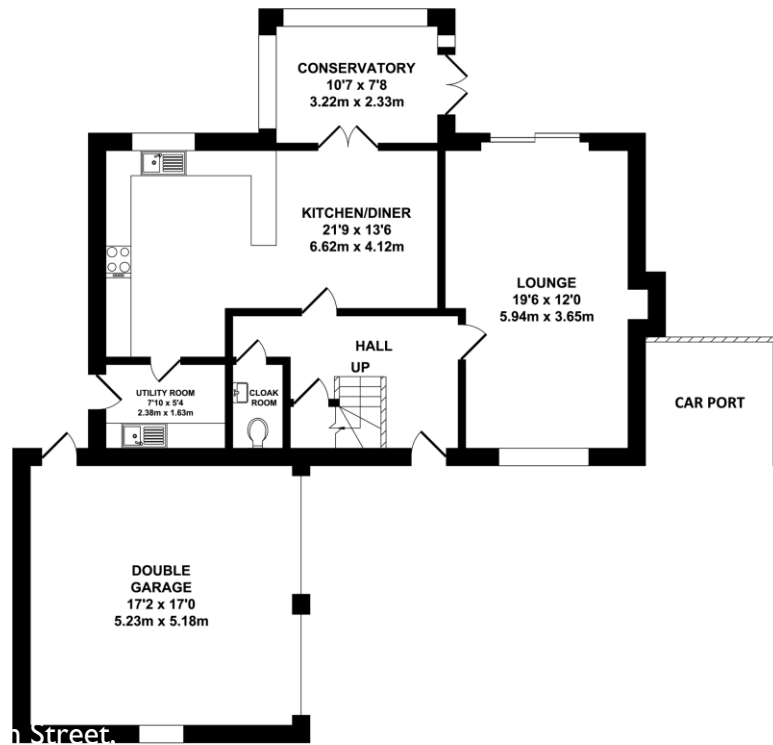
ADDITIONAL INFORMATION:

Council Tax Band G
Double Glazed Windows

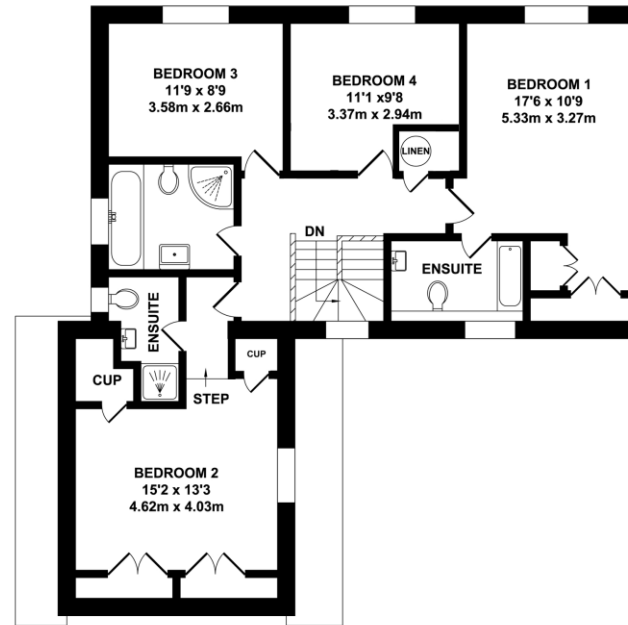
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	67 D
39-54	E		
21-38	F		
1-20	G		



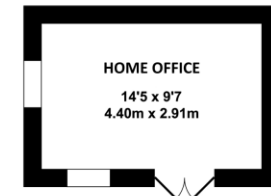
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GROUND FLOOR
APPROX. FLOOR AREA
1058 SQ.FT.
(98.27 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
904 SQ.FT.
(83.95 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
138 SQ.FT.
(12.80 SQ.M.)

TOTAL APPROX. FLOOR AREA 2099 SQ.FT. (195.02 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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