



Chaucer Gardens, Tonbridge, Kent, TN9

Guide Price £500,000 - £525,000

When experience counts...

est. 1828  
**bracketts**



Bracketts are delighted to offer for sale this four bedroom family home. Situated in the popular south Tonbridge with views over a green. Benefitting from being close to local amenities, coveted schools, main line station & Haysden Country Park with its woodland walks. Internally the property offers versatile accommodation and comprises entrance hall, family room with feature fire which opens to the sitting room, study / playroom, utility room & cloakroom WC and a large open plan modern kitchen / dining room. To the first floor there are four good size bedrooms a shower room and a separate family bathroom. Externally the property offers a generous sized garden, covered decked seating area, summer house and a double garage with driveway for two cars accessed via the rear. We recommend viewing at your earliest convenience.

Four Bedrooms

South Tonbridge Location

Close to Coveted Schools &  
Mainline Station

Shower Room & Bathroom To  
First Floor

Three Reception Rooms

Open Plan Kitchen / Dining Room

Utility / Cloakroom WC

Residents Green To Front

Double Garage & Driveway To  
Rear





**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 D  
Double Glazed Windows

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

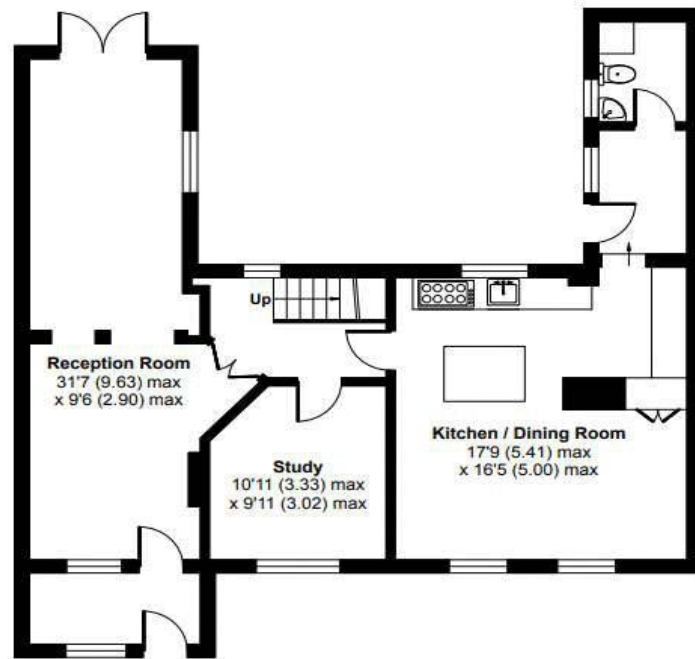


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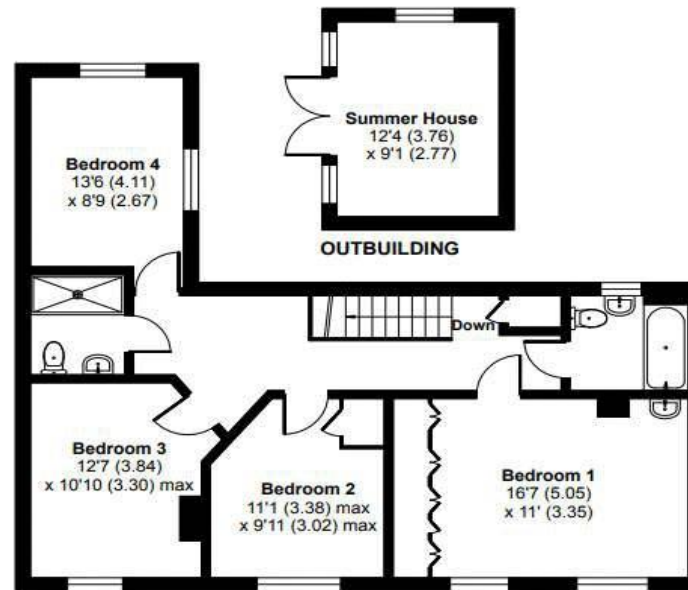




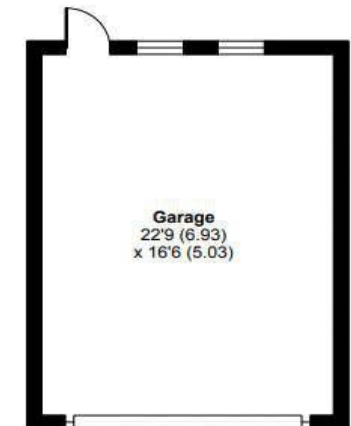
Approximate Area = 1698 sq ft / 157.7 sq m  
Garage = 377 sq ft / 35 sq m  
Outbuilding = 113 sq ft / 10.4 sq m  
Total = 2188 sq ft / 203.1 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2024. Produced for Bracketts llp. REF: 1076311