



Hopgarden Road, Tonbridge, Kent, TN10 4QY

Guide Price £475,000 - £495,000

When experience counts...

est. 1828
bracketts

Offered for sale is this two / three-bedroom semi-detached chalet bungalow, situated on a quiet and popular residential road in North Tonbridge. Internally the property comprises entrance hallway, bedroom, dining room which could also be used as bedroom three, modern shower room, kitchen and living room. Upstairs there is a large bedroom which overlooks the rear garden. Outside there is a small garden and driveway to the front, detached single garage to the side and a beautiful, well established garden to the rear with patio seating area and steps leading up the a large lawned area. The property benefits from its quiet location yet is within easy access to Woodlands Primary School, as well as Martin Hardie Way shops and local amenities. The property is being offered for sale with no onward chain and we strongly recommend an internal inspection to appreciate the space it has to offer.

Semi-Detached Bungalow

Two / Three Bedrooms

Loft Conversion

Kitchen

Living Room

Modern Shower Room

Dining Room / Bedroom Three

Large Rear Garden

Garage

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		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

Hopgarden Road, Tonbridge, TN10

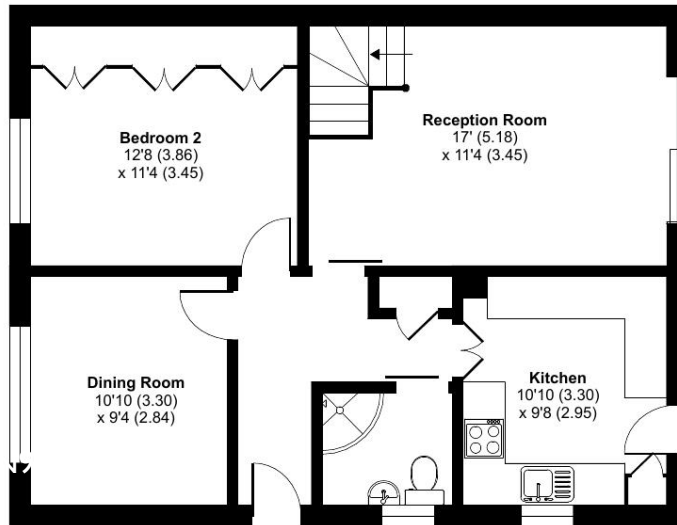
Approximate Area = 1004 sq ft / 93.3 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

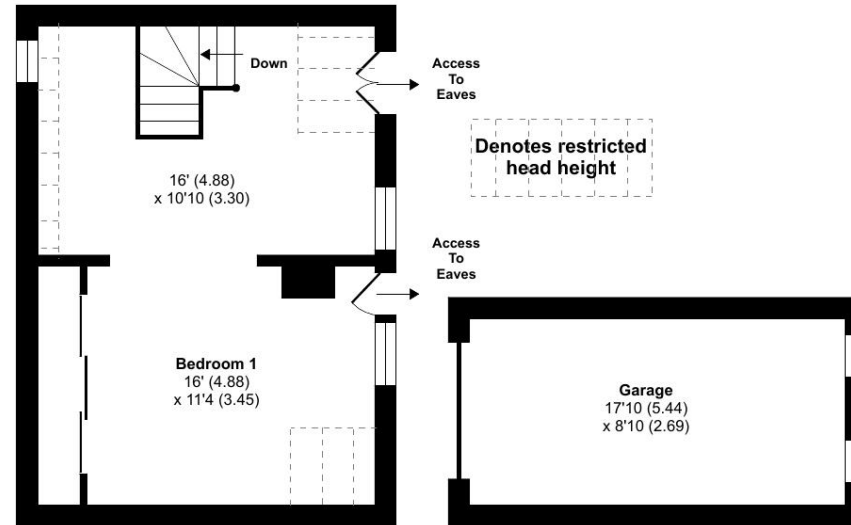
Garage = 156 sq ft / 14.5 sq m

Total = 1202 sq ft / 111.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Bracketts llp. REF: 1180709