



Colin Blythe Road, Tonbridge, Kent, TN10 4LD

Guide Price £785,000 - £800,000

When experience counts...

est. 1828  
**bracketts**

A rare opportunity to purchase a fantastic extended detached family home situated in a sought after location in North Tonbridge. The property is situated in close proximity to local amenities at Martin Hardie Way, coveted schools and regular bus routes to Tonbridge town centre & mainline station. Internally the property offers flexible living arrangements from 3-5 bedrooms depending on preferred configuration. Comprising entrance hall with sitting room, downstairs family bathroom and bedroom off, fitted kitchen opening to large extended open plan dining & family room with study / playroom and a further bedroom off. To the first floor there is a shower room and two further double bedrooms. Externally there is an established rear garden and to the front there is newly laid black paved drive with parking for 3-4 vehicles and an integral single garage. Viewing comes highly recommended.

4/5 Bedrooms

Flexible Living Arrangements

Immaculately Presented Throughout

Large Rear Extension Open Plan Family Room, Dining Room

Study / Playroom

Fitted Kitchen

Ground Floor Bathroom & First Floor Shower Room

Single Garage & New Driveway for 3-4 Cars

Rear Garden

Close to Local Amenities Martin Hardie Way, Coveted Schools & Bus Routes

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 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).

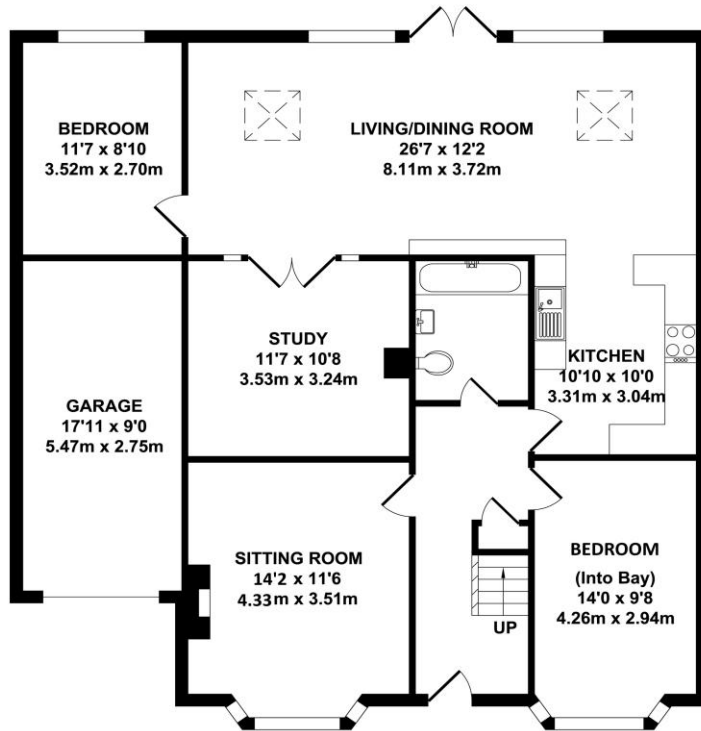
**ADDITIONAL INFORMATION:**

Council Tax Band F  
Double Glazed Windows

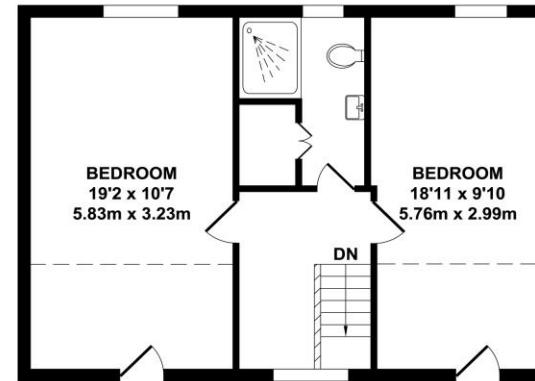
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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GROUND FLOOR  
 APPROX. FLOOR AREA  
 1232 SQ.FT.  
 (114.45 SQ.M.)



FIRST FLOOR  
 APPROX. FLOOR AREA  
 509 SQ.FT.  
 (47.28 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1741 SQ.FT. (161.73 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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