



Willow Lea, Tonbridge, Kent, TN10 3RF

Guide Price £570,000

When experience counts...

est. 1828
bracketts

Located in a very popular & quiet residential area of North Tonbridge is this well-presented, semi-detached 3 double bedroom house, built by Gough Cooper in the attractive T1 half-tiled cottage style. Properties like this in Willow Lea, backing onto Frogbridge Wood, rarely come to market, & this particular house has been loved by the same family since it was built in 1960. It is close to well-regarded schools & local amenities & is now offered for sale with no onward chain. This family home has been thoughtfully extended & offers great versatility, with further potential to extend on the first floor as well as the integral side garage. The ground floor accommodation comprises entrance hall, sitting room with double glazed doors through to the dining room, and an extended kitchen / breakfast room fitted with high-spec German Alno units, marble worktops, Amtico flooring & tasteful blue glass splashbacks. On the first floor there is a family bathroom and three double bedrooms plus a large box room & storage space. The ground floor reception rooms & hall retain the original, undamaged parquet wood flooring (under the current carpeting), which could be easily reinstated if desired. Outside, a particular feature is the established & secluded rear garden backing directly onto woodland, which is mainly laid to lawn with mature trees, flower beds and a large patio area in Cotswold stone. The front garden is landscaped with shrubs & an Indian sandstone driveway, with ample parking for 3 cars.

Three Double Bedrooms

Semi Detached Family Home

Sought After North Tonbridge Location

Close to Well Regarded Schools, Sainsburys

Local & Local Amenities at York Parade

Attractive Half-Tiled Front Elevations

Extended High Spec Alno Kitchen

Sitting Room & Dining Room - original
Parquet Wood Flooring

Established Front & Rear Gardens Backing
onto Woodlands

Single Garage & Indian Sandstone Driveway

No Onward Chain

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 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).

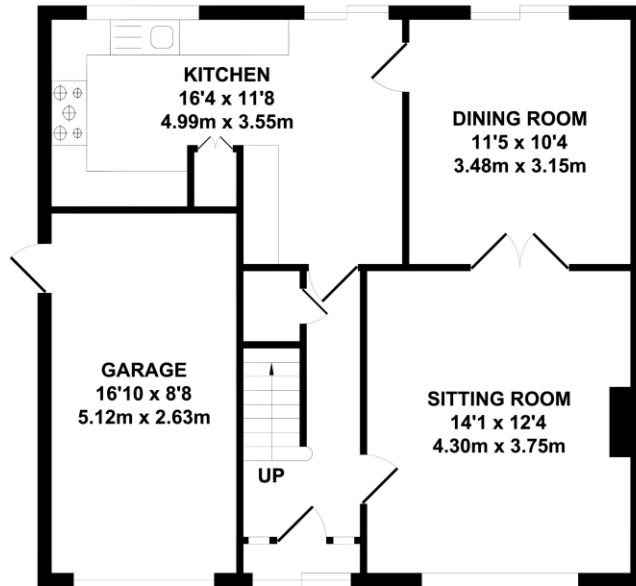
ADDITIONAL INFORMATION:

- Council Tax Band E
- Double Glazed Windows
- Cavity Wall Insulation

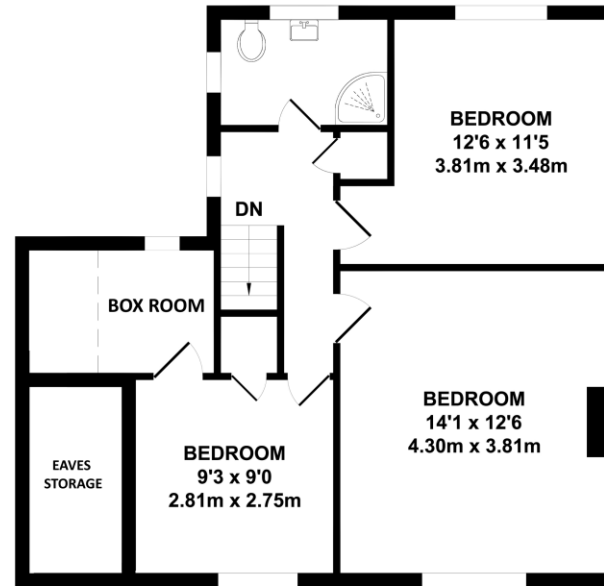
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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GROUND FLOOR
APPROX. FLOOR AREA
699 SQ.FT.
(64.93 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
556 SQ.FT.
(51.63 SQ.M.)

TOTAL APPROX. FLOOR AREA 1255 SQ.FT. (116.56 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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