



Dernier Road, Tonbridge, Kent, TN10 3EW

Guide Price £475,000 – £500,000

When experience counts...

est. 1828
bracketts

Offered for sale is this immaculately presented three-bedroom family home that has been thoughtfully upgraded with modern amenities. Forming part of a quiet enclave of five houses in a centrally located position close to coveted schools, local amenities and main line station The property offers spacious accommodation arranged over three floors. The ground floor comprises entrance hall, bespoke understairs storage, open plan modern kitchen/ dining room with underfloor heating, utility room, cloakroom WC and off the dining area there is a sliding door to a room currently used as home office, designed to be versatile to suit utility, storage / office. The first floor offers a spacious sitting room with large window to front, bedroom two and a modern family bathroom (potential to create a 4th bedroom with minimal alterations) The second floor has a modern family bathroom, two bedrooms, with the principal bedroom offering large picture window to the front and built in wardrobes. Externally to the front is a paved double driveway, electric roller door giving access to storage space. To the rear there is an established low maintenance landscaped courtyard garden, upper decked seating area with small step down to lower level with a small shingle area, artificial lawn, stone borders, mature shrubs. Immaculately presented throughout and viewing highly recommended.

Three Double Bedrooms Town House

Central Location - Within Easy Reach
High Street, Schools & Mainline
Station

Arranged Over Three Floors

Open Plan Kitchen / Dining Room

Cloakroom WC / Utility Room

Study Area

Two Modern Family Bathrooms

Low Maintenance Landscaped Rear
Garden

Electric Roller Door Storage Area

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, 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
- New Boiler & Radiators
- Efficient & Reliable Heating
- Re Wired, New Lighting & RCD Unit
- Extraction Fans in Key Areas

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	72 C	81 B
39-54	E		
21-38	F		
1-20	G		



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Approx. Gross Internal Area 1402 ft² ... 130.2 m²

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