



Dowgate Close, Tonbridge, Kent, TN9 2EH

Guide Price £525,000 - £550,000

When experience counts...

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Offered for sale is this immaculately presented 1930's semi detached property with feature double bay window. Forming part of a popular road in South Tonbridge. The property is close to all local amenities, mainline station and coveted local grammar schools. Internally the property has been modernised and upgraded comprising entrance hall, Sitting room, open plan kitchen / dining room, utility room & cloakroom WC. To the first floor there is a family bathroom, three bedrooms with main bedroom boasting built in wardrobes. Externally there is good size rear garden, mainly laid to lawn and a driveway to the front for three vehicles. Offered with no onward chain we recommend viewing at your earliest convenience.

Three Bedrooms

Semi Detached Family Home

South Tonbridge Location, Close
to Coveted Local Schools

Immaculately Presented

Sitting Room With Bay Window

Open Plan Kitchen / Dining Room

Utility Room / Cloakroom WC

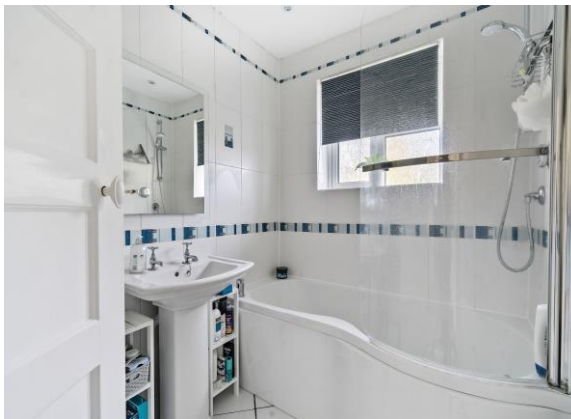
Good Size Rear Garden

Driveway to Front for 3 vehicles

Viewing Highly Recommended

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 and, 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		
69-80	C		75 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

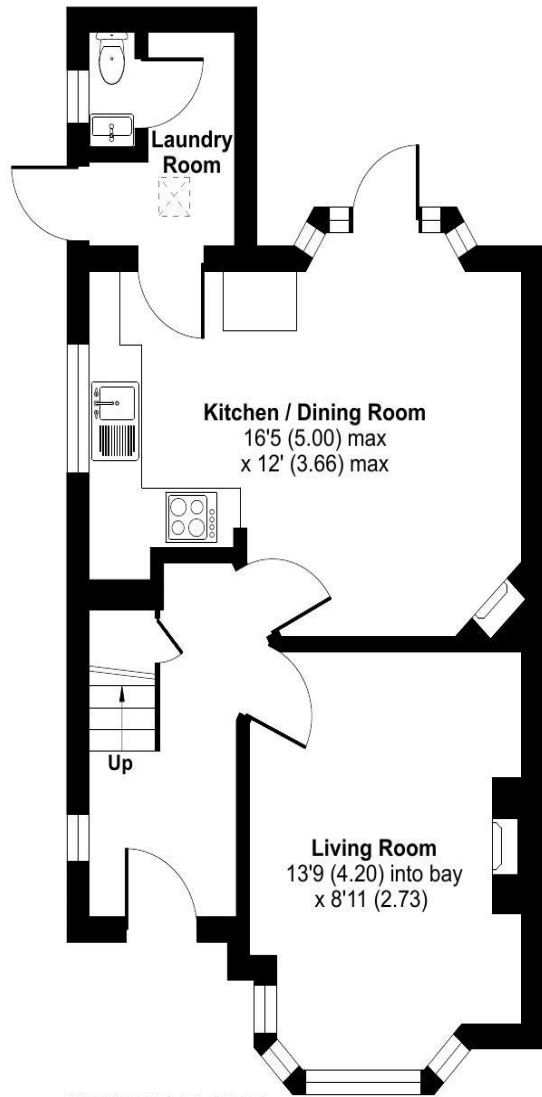


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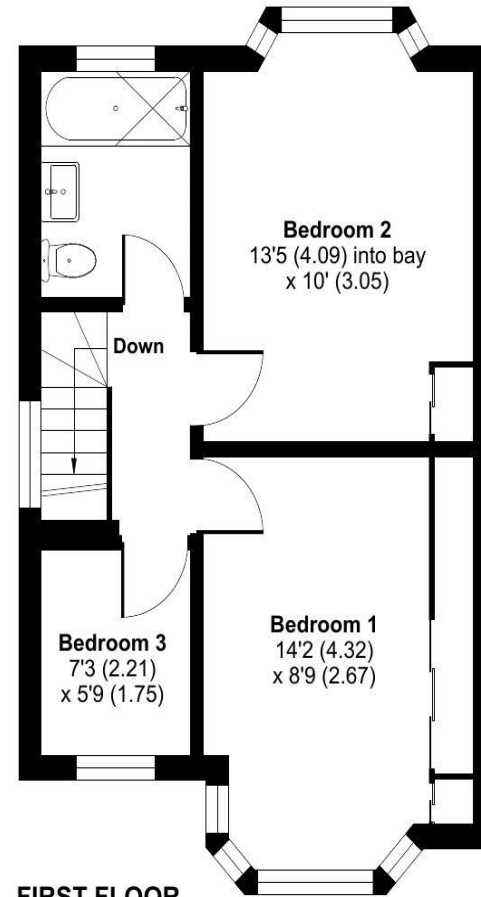
Dowgate Close, Tonbridge, TN9

Approximate Area = 825 sq ft / 76.6 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). © nichcom 2024. Produced for Bracketts llp. REF: 1201830