



Fromandez Drive, Horsmonden, Tonbridge, Kent, TN12

Guide Price £400,000

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Offered for sale is this two-bedroom semi-detached bungalow situated within the charming Village of Horsmonden. Internally the property comprises a covered side entrance providing access to the front door as well as through to the garden, entrance hall with separate W/C, living room, kitchen, two bedrooms and a shower room. To the side of a single garage and there is a well-established and great size garden to the rear. The property is situated close to the Village Centre with local amenities such as The Gun & Spitroast Inn, Pharmacy and the popular Heath Stores, as well as being within close proximity to the Sprivers National Trust which offers stunning woodland walks. The property is in need of modernisation throughout and benefits from being sold with no onward chain. An internal inspection comes highly recommended.

Semi-Detached Bungalow

Two Bedrooms

Living Room

Kitchen

Shower Room

Garage

Garden

Off Road Parking

Requiring Modernisation

No Onward Chain





### LOCATION: Horsmonden

The village of Horsmonden offers a range of local amenities including a village shop, pop up post office, doctors surgery, pharmacy, pub, tennis and cricket clubs and church. The property is within striking distance of other Kent villages, Brenchley, Goudhurst, Lamberhurst and the larger town of Paddock Wood for more comprehensive shopping, Paddock Wood (5 miles away) has a Waitrose supermarket conveniently located near the mainline station and several other shops, whilst Tonbridge & Tunbridge Wells offers a wide choice of amenities including two theatres, a multiplex cinema, health clubs, restaurants, cafes, bars and hotels

Education opportunities, there are many highly regarded schools in the area, both state and private. Excellent primary schools, Horsmonden & Brenchley and Matfield Primary, is a few minutes up the road. There are many highly regarded state and private schools in Tonbridge and Tunbridge Wells and the surrounding area. Secondary options also include several highly sought-after grammar schools, including Tunbridge Wells Girls Grammar School, Tunbridge Wells Boys Grammar, Tonbridge Grammar School for Girls, Tonbridge School, Weald of Kent Grammar, Judd and Skinners

Paddock Wood station has mainline services to London Charing Cross (via London Bridge and Waterloo East) and to London Cannon Street, services from 52 minutes. About five miles away is the A21 dual-carriageway which links directly to the M25 London orbital motorway and thereby a national motorway network, Gatwick and Heathrow airports. Marden (5.7 miles) and Tonbridge (13.3 miles) both have stations with fast and frequent services to London Charing Cross and Cannon Street.

A number of golf clubs including Lamberhurst, Chart Hills, The Nevill, Rye and Dale Hill. Sailing and fishing at Bewl Water and riding, walking, mountain bike trails plus a climbing and activity centre in Bedgebury Forest and Pinetum.

The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks.

### ADDITIONAL INFORMATION:

Council Tax Band D

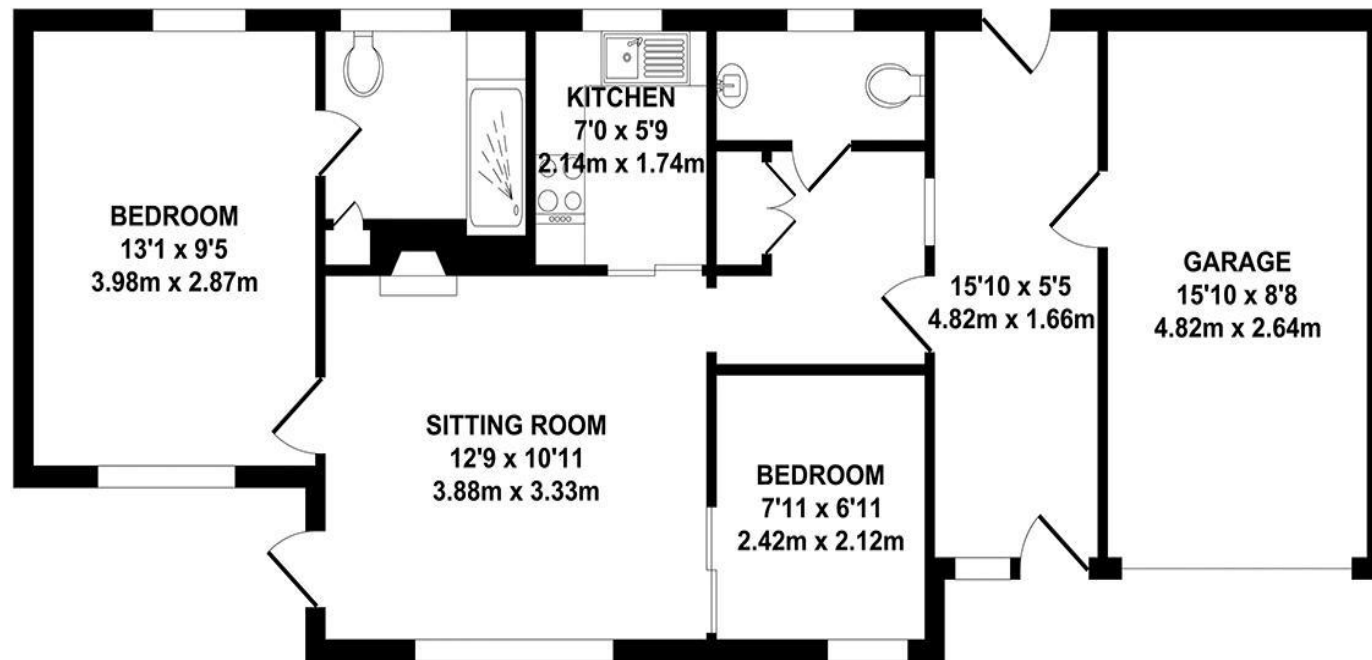
Double Glazed Windows

Electric Heating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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**TOTAL APPROX. FLOOR AREA 726 SQ.FT. (67.49 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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