



Uridge Road, Tonbridge, Kent, TN10

Guide Price £765,000

When experience counts...

est. 1828
bracketts

Bracketts are delighted to offer for sale this fantastic family home situated on a quiet, tucked away road in Tonbridge. Built in 2014, the property boasts spacious rooms and internally comprises entrance hall, large living room, downstairs cloakroom and open plan kitchen / dining room. To the first floor there are three double bedrooms with an ensuite shower room to the principal bedroom, a further single bedroom and a family bathroom. To the second floor there is a further double bedroom which could easily be split into two rooms or be used as additional living space with a great amount of storage space in the eves. Outside is a low maintenance garden to the rear with a large garden office / studio / living space with storage room to the side. To the front, there is a driveway offering off road parking for multiple vehicles. The property also benefits from being fully networked with Ethernet ports in every room, as well as solar panels on the roof. The property is also conveniently located for being within close proximity to Tonbridge high street which offers a range of local shops, supermarkets, cafés, bars and restaurants and mainline station offering great links into London.

Detached House

Five Bedrooms

Large Sitting Room

Open Plan Kitchen / Dining
Room

Family Bathroom

Ensuite To Principle Bedroom

Garden Office / Studio

Driveway

Close Proximity To HS & MLS

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, 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:

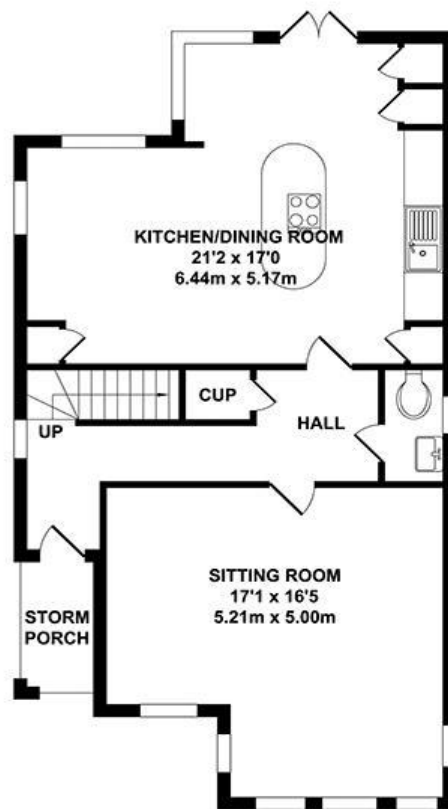
Council Tax Band F

Double Glazed Windows

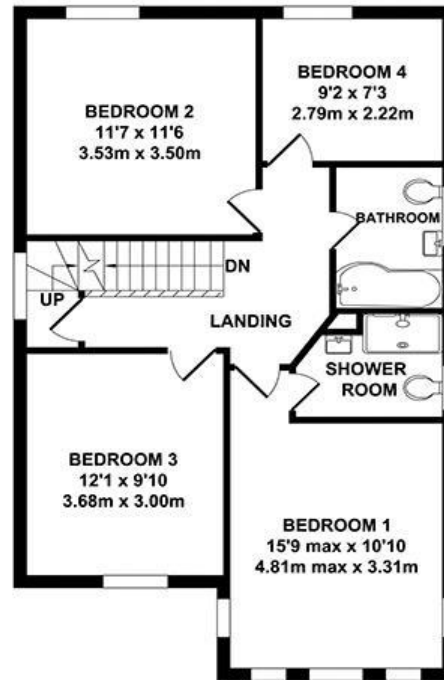
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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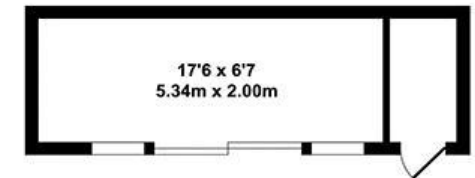
GROUND FLOOR
APPROX. FLOOR AREA
737 SQ.FT.
(68.50 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
667 SQ.FT.
(62.00 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
368 SQ.FT.
(34.20 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
140 SQ.FT.
(12.96 SQ.M.)

TOTAL APPROX. FLOOR AREA 1912 SQ.FT. (177.66 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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