



Lower Haysden Lane, Tonbridge, Kent, TN11 9BD

Guide Price £525,000

When experience counts...

est. 1828
bracketts

Bracketts are delighted to offer for sale this beautifully presented two-bedroom attached house situated in a picturesque, semi-rural setting on Lower Haysden Lane. Formally forming part of the Royal Oak Public House, which was converted back in 2010, the property boasts a wealth of period features including exposed beams, fireplaces and parquet flooring. Internally the property comprises entrance porch, a large open plan living room / dining room, separate kitchen, downstairs cloakroom and additional room which could be used as a study or third bedroom. Upstairs there are two large double bedrooms and a good sized family bathroom with separate bath and shower. There is also access from the landing onto a lovely, private and south facing roof terrace. Outside, there is a pretty front garden and off road parking to the front. To the rear there is a courtyard with log store and access to the boiler room as well. The property benefits from its semi-rural location, offering beautiful countryside on the door step but still being within close proximity to Tonbridge town centre, high street and mainline station. We thoroughly recommend booking an internal inspection to to appreciate the great home as well as its location.

Beautiful Attached House

Two Double Bedrooms

Large Living / Dining Room

Kitchen

Study / Bedroom Three

Downstairs Cloakroom

Upstairs Family Bathroom

South Facing Roof Terrace

Off Road Parking

Beautiful Semi-Rural Position





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).

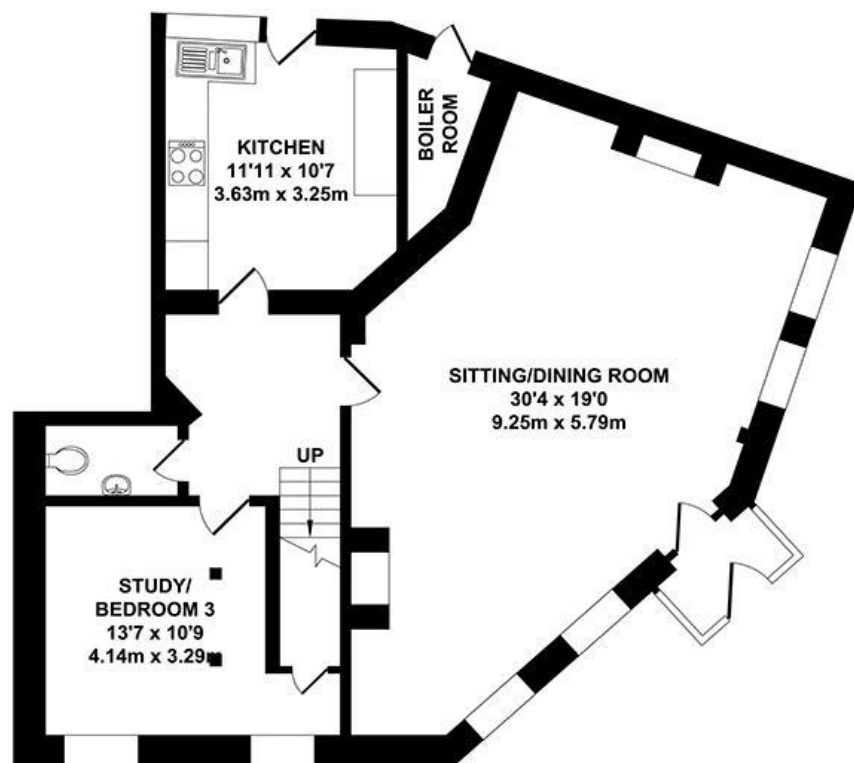
ADDITIONAL INFORMATION:

Council Tax Band E

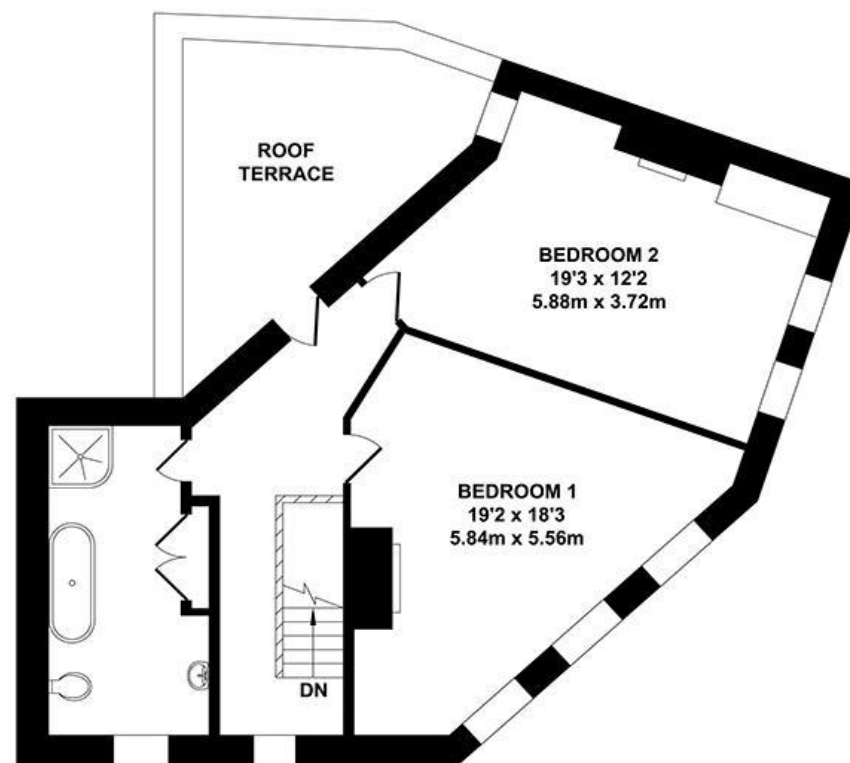
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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GROUND FLOOR
APPROX. FLOOR AREA
863 SQ.FT.
(80.20 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
694 SQ.FT.
(64.50 SQ.M.)

TOTAL APPROX. FLOOR AREA 1557 SQ.FT. (144.70 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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