



Wells Close, Tonbridge, Kent, TN10 4NW

Guide Price £850,000 - £875,000

When experience counts...

est. 1828  
**bracketts**

Bracketts are delighted to offer for sale this five bedroom detached family home situated in a favoured sought after cul de sac off The Ridgeway. The property benefits from easy access to Tonbridge mainline station, as well as Tonbridge high street where you will find a range of local shops, supermarkets, bars and restaurants. Beyond the high street is the historic Tonbridge Castle with stunning river walks leading you through to the park and sportsground and onto the beautiful Haysden Country Park. Internally the property comprises entrance hall, cloakroom WC, large sitting room and dining room, fitted kitchen open to utility room. To the first floor there is a family bathroom and five bedrooms with one boasting en suite shower room, Externally there are established front and rear gardens the rear garden has been laid to lawn, large patio seating area and mature shrubs & borders. The front provides a large integral garage and driveway. Subject to necessary consent further extensions possible. We recommend viewing at your earliest convenience.

Five Bedrooms

Detached Family Home

Sought After Cul De Sac Location

Cloakroom WC

Two Reception Rooms

Fitted Kitchen / Open To Utility Area

Integral Garage & Driveway To Front

Front & Rear Gardens

Further Scope For Development

Subject to Necessary Consents

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).

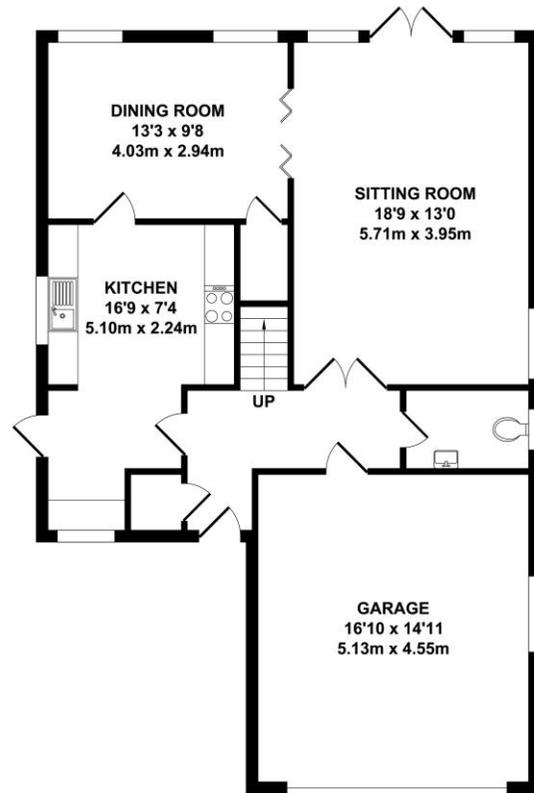
### ADDITIONAL INFORMATION:

Council Tax Band F

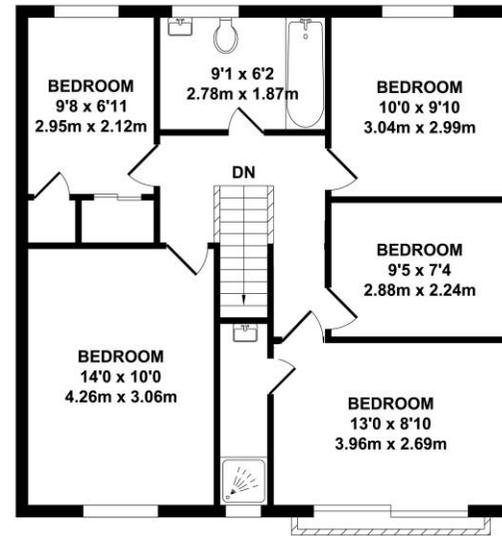
Double Glazed Windows



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GROUND FLOOR  
APPROX. FLOOR AREA  
914 SQ.FT.  
(84.88 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
708 SQ.FT.  
(65.77 SQ.M.)

TOTAL APPROX. FLOOR AREA 1622 SQ.FT. (150.65 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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