



Dry Hill Road, Tonbridge, Kent, TN9 1LU

Guide Price £975,000 - £1,000,000

When experience counts...

est. 1828
bracketts

Guide Price £975,000 - £1,000,000. Bracketts are delighted to offer for sale, this four-bedroom detached family home situated in the favourable Dry Hill area of Tonbridge. Sitting on a quiet residential road, yet benefitting from its close proximity to Tonbridge High Street, mainline station and popular schools, the property is ideal for families looking for a desirable location that also offers convenience. Internally the property comprises entrance porch, hallway, study / play room, cloakroom, living room, dining room and kitchen / breakfast room which leads through to the utility room. Upstairs there are four bedrooms and a family bathroom with shower over bath, as well as an additional outside seating area over the garage which is accessed from the landing. Outside there is a driveway to the front offering off road parking for multiple vehicles, a lawned front garden and garage. To the rear of the property is an enclosed and private garden with large patio seating area and the rest laid to

Detached Family Home

Desirable Location

Four Bedrooms

Living Room & Dining Room

Study / Playroom

Kitchen / Breakfast Room

Utility Room

Family Bathroom & Downstairs
W/C

Rear Garden & Roof Terrace

Driveway & Garage





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:

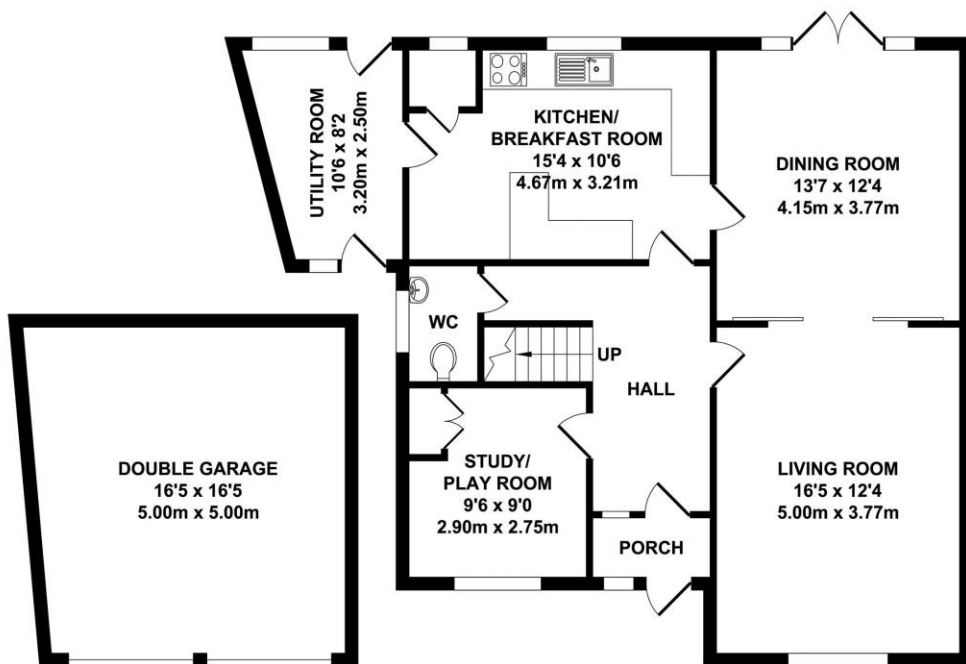
Council Tax Band G

Double Glazed Windows

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

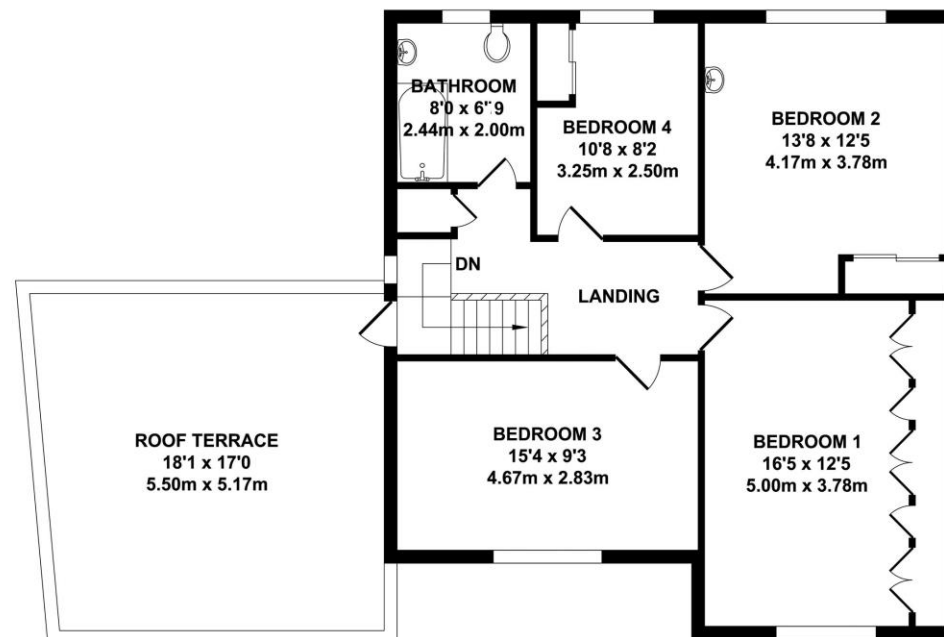


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OUTBUILDING
APPROX. FLOOR AREA
257 SQ.FT.
(23.89 SQ.M.)

GROUND FLOOR
APPROX. FLOOR AREA
866 SQ.FT.
(80.42 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
790 SQ.FT.
(73.43 SQ.M.)

TOTAL APPROX. FLOOR AREA 1951 SQ.FT. (181.25 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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