



Prospect Place, Hartlake Road, Tudeley, Tonbridge, Kent, TN11

Guide Price £425,000 - £450,000

When experience counts...

est. 1828
bracketts

Offered for sale is this three bedroom semi-detached family home. The property is situated in a sought-after location set within a unique semi-rural position offering a picturesque setting on the edge of Tonbridge. There is a local restaurant, river walks and bus stops nearby and it is in close proximity to Tonbridge which offers extensive amenities and well regarded schooling with Mainline Rail Services: Tonbridge to London Bridge/Charing Cross/Cannon Street. Internally the property comprises an entrance hall, kitchen / breakfast room and a sitting room. To the first floor there are three bedrooms and a family bathroom. Externally the property offers a good size rear garden with new fence boundaries and seeded lawn to rear. There is also a brick built out house, detached single garage and driveway to side. Offered with no onward chain we recommend viewing at your earliest convenience. *Agents Note - Please note the property is fully electric and not on mains drainage. More information will be supplied via the agents.

Three Bedrooms

Semi Detached Property

Kitchen / Breakfast Room

Sitting Room

Family Bathroom

Newly Seeded Garden to Rear With
Brick Shed

Garage & Driveway

Viewing Highly Recommended

Easy Access to Coveted Schools in
Tonbridge

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).

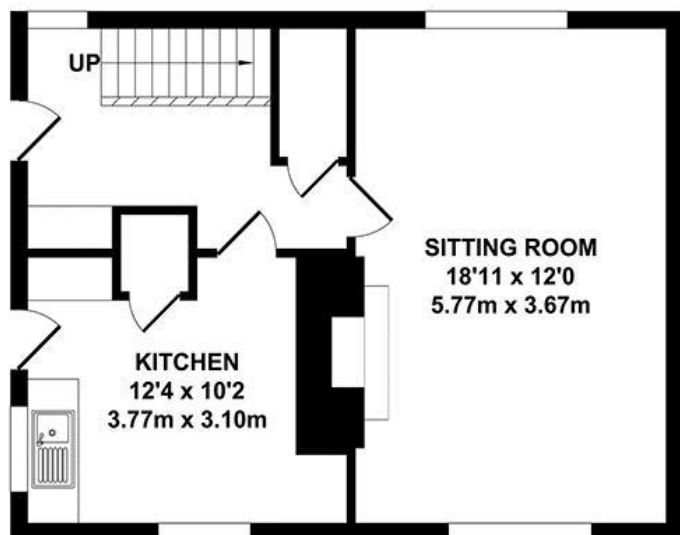
ADDITIONAL INFORMATION:

Council Tax Band C
Double Glazed Windows

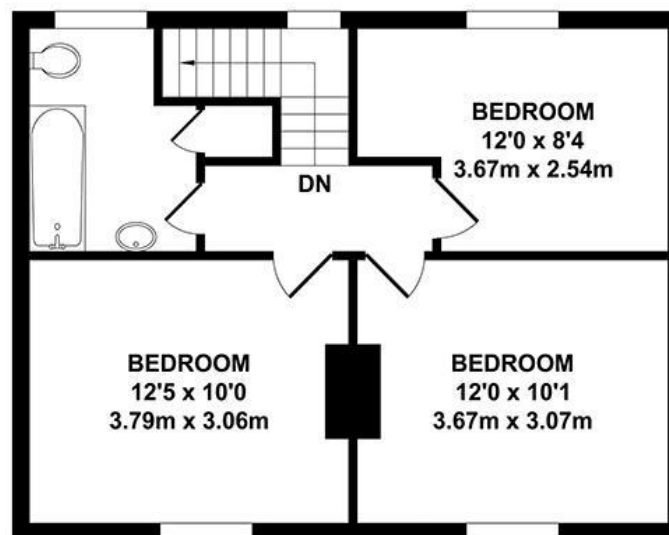
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



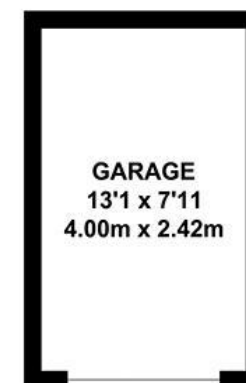
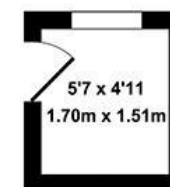
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GROUND FLOOR
APPROX. FLOOR AREA
468 SQ.FT.
(43.51 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
468 SQ.FT.
(43.51 SQ.M.)



OUTBUILDINGS
APPROX. FLOOR AREA
132 SQ.FT.
(12.25 SQ.M.)

TOTAL APPROX. FLOOR AREA 1069 SQ.FT. (99.27 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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