



Deakin Leas, Tonbridge, Kent, TN9 2JX

Guide Price £1,195,000

When experience counts...

est. 1828
bracketts

A rare opportunity to acquire a spacious and beautifully extended four-bedroom detached family home, located on one of South Tonbridge's most sought-after roads. This impressive property is ideally positioned close to Tonbridge mainline station, local shops and amenities, and some of the area's most highly regarded grammar schools.

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.

Four Bedrooms

Detached Family Home

Sought After Road - South Tonbridge

Cloze to Coveted Schools, High Street &
Main Line Station

Large Dual Aspect Sitting Room

Large Open Plan Modern Kitchen /
Breakfast & Family Room

Utility Room

En Suite Shower

Established Rear Garden With Detached
Gym / Home Office

Integral Garage Front & Rear Driveways





LOCATION: Tonbridge

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The accommodation is arranged over two floors and offers generous and flexible living space throughout. To the ground floor, the entrance hall leads to a large dual-aspect sitting room with a feature fireplace. There is a separate dining room, along with a useful utility room and a downstairs cloakroom WC. At the heart of the home is a stunning open-plan kitchen, breakfast and family room, finished to a high standard and designed for modern family living. This impressive space features a vaulted ceiling and large bi-folding windows & doors that open onto the landscaped rear garden. To the first floor, the property offers four generously proportioned bedrooms, including a principal bedroom with its own en suite shower room. A well-appointed family bathroom serves the remaining bedrooms.

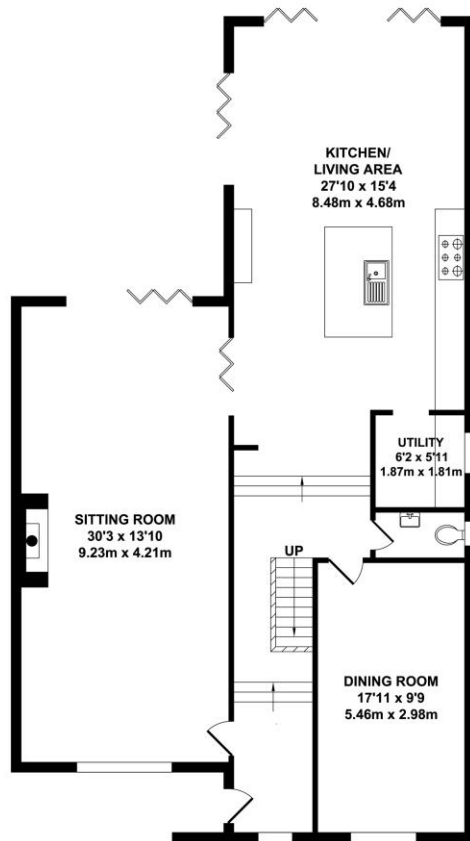
Externally, the beautiful rear garden is established and mainly laid to lawn, complemented by mature trees, shrubs and well-stocked borders. A detached outbuilding currently serves as a home office or gym, providing excellent flexibility for a variety of uses. The property benefits from both a private rear driveway accessed from Baltic Road and a separate driveway and garage to the front, offering ample off-street parking. Properties of this size in this location are seldom available, and early viewing is strongly recommended to fully appreciate all that this exceptional family home has to offer.

ADDITIONAL INFORMATION:

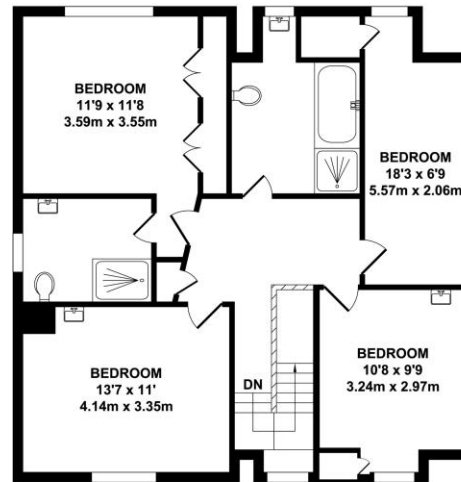
Council Tax Band G
Double Glazed Windows



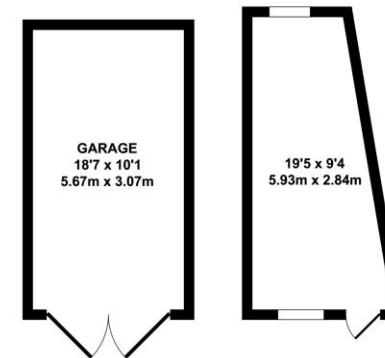
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GROUND FLOOR
APPROX. FLOOR AREA
1250 SQ.FT.
(116.16 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
861 SQ.FT.
(80.01 SQ.M.)



OUTBUILDINGS
APPROX. FLOOR AREA
337 SQ.FT.
(31.30 SQ.M.)

TOTAL APPROX. FLOOR AREA 2448 SQ.FT. (227.47 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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