



Deakin Leas, Tonbridge, Kent, TN9

Guide Price £450,000 - £475,000

When experience counts...

est. 1828  
**bracketts**

GUIDE PRICE £450,000 - £475,000.

Offered for sale is this three-bedroom semi-detached family home situated in the sought after area of South Tonbridge. The property is close to all local amenities, a short distance to the mainline train station and coveted local grammar schools. Internally the property comprises entrance hall, cloakroom WC, modern fitted kitchen and lounge/diner. To the first floor there are three bedrooms and a family bathroom with the primary bedroom adjoining an ensuite. Externally there is a landscaped garden, with decked seating area and the rest laid to lawn. There is a driveway to the front with space for two cars. We recommend viewing at your earliest convenience.

Sought After South Tonbridge  
Location

Semi-detached Home

Living Room

Modern Fitted Kitchen

Three Bedrooms

Ensuite

Cloakroom WC

Garden to rear

Driveway

Close Proximity to Main Line Station,  
Coveted Schools & Shopping Facilities





### 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).

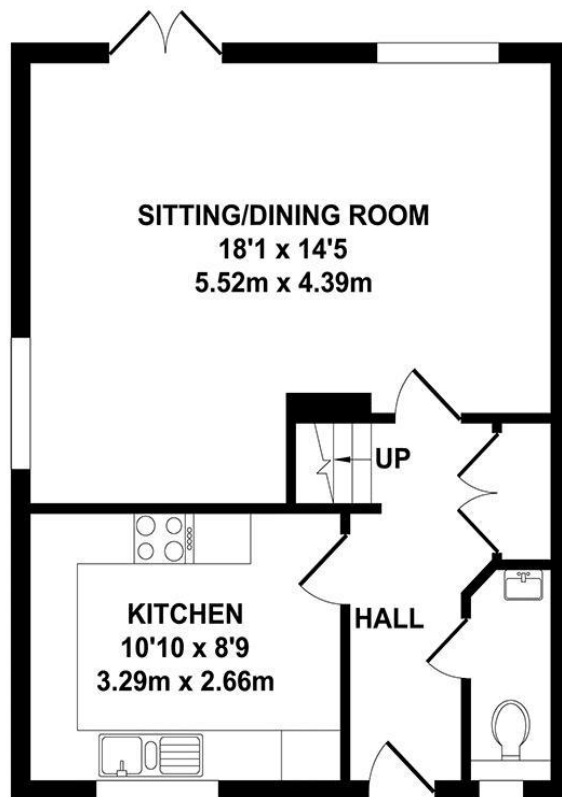
### ADDITIONAL INFORMATION:

Council Tax Band D  
Double Glazed Windows

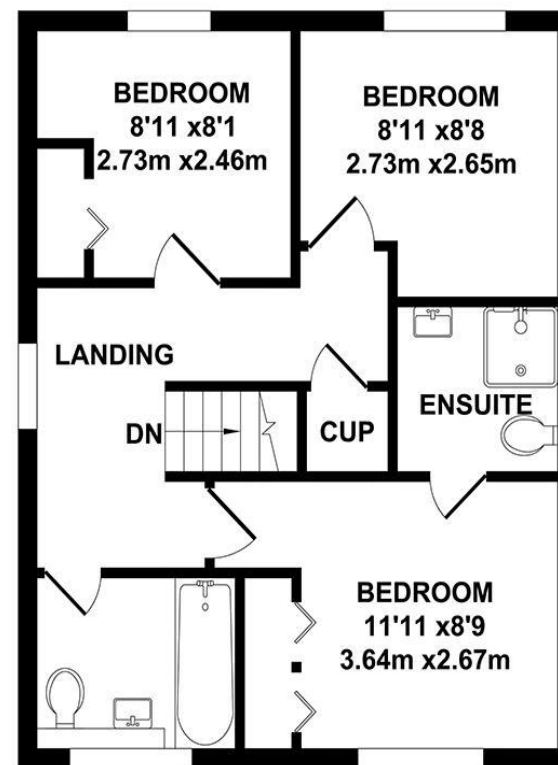
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 74 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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GROUND FLOOR  
APPROX. FLOOR AREA  
419 SQ.FT.  
(38.90 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
419 SQ.FT.  
( 38.90 SQ.M.)

**TOTAL APPROX. FLOOR AREA 838 SQ.FT. (77.80 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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