



**Acorn House Lower Haysden Lane, Tonbridge – TN11 9BD**  
Tonbridge

Guide Price £500,000

**bracketts**  
est. 1828





## Acorn House Lower Haysden Lane

Tonbridge, Tonbridge

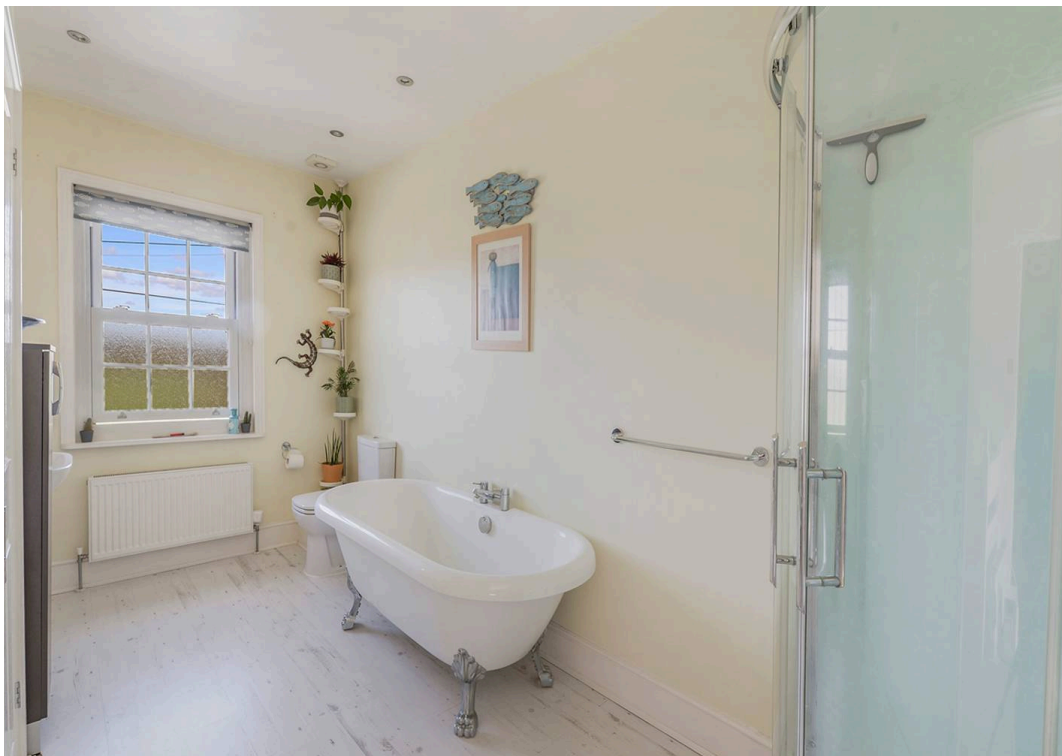
- Off Road Parking
- Beautiful Attached House
- Downstairs Cloakroom
- Large Living / Dining Room
- Two Double Bedrooms
- Beautiful Semi-Rural Position
- Study / Bedroom Three
- Upstairs Family Bathroom
- South Facing Roof Terrace
- Kitchen

Guide Price £500,000 – £525,000.

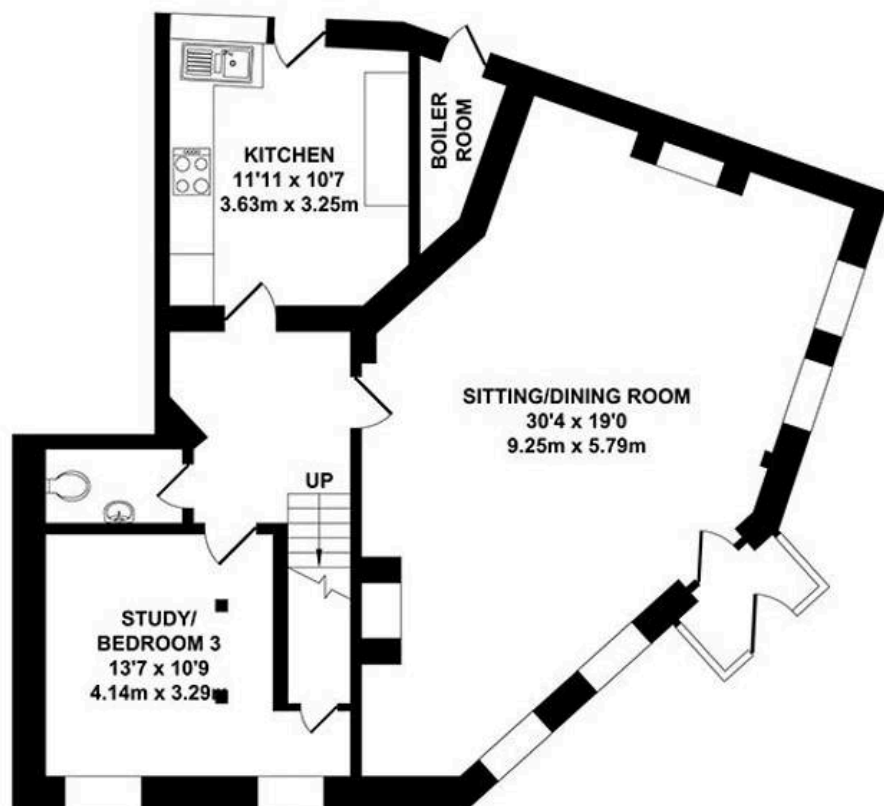
Bracketts are delighted to offer for sale this beautifully presented two-bedroom attached house situated in a picturesque, semi-rural setting on Lower Haysden Lane. Formally forming part of the Royal Oak Public House, which was converted back in 2010, the property boasts a wealth of period features including exposed beams, fireplaces and parquet flooring. Internally the property comprises entrance porch, a large open plan living room / dining room, separate kitchen, downstairs cloakroom and additional room which could be used as a study or third bedroom. Upstairs there are two large double bedrooms and a good sized family bathroom with separate bath and shower. There is also access from the landing onto a lovely, private and south facing roof terrace. Outside, there is a pretty front garden and off road parking to the front. To the rear there is a courtyard with log store and access to the boiler



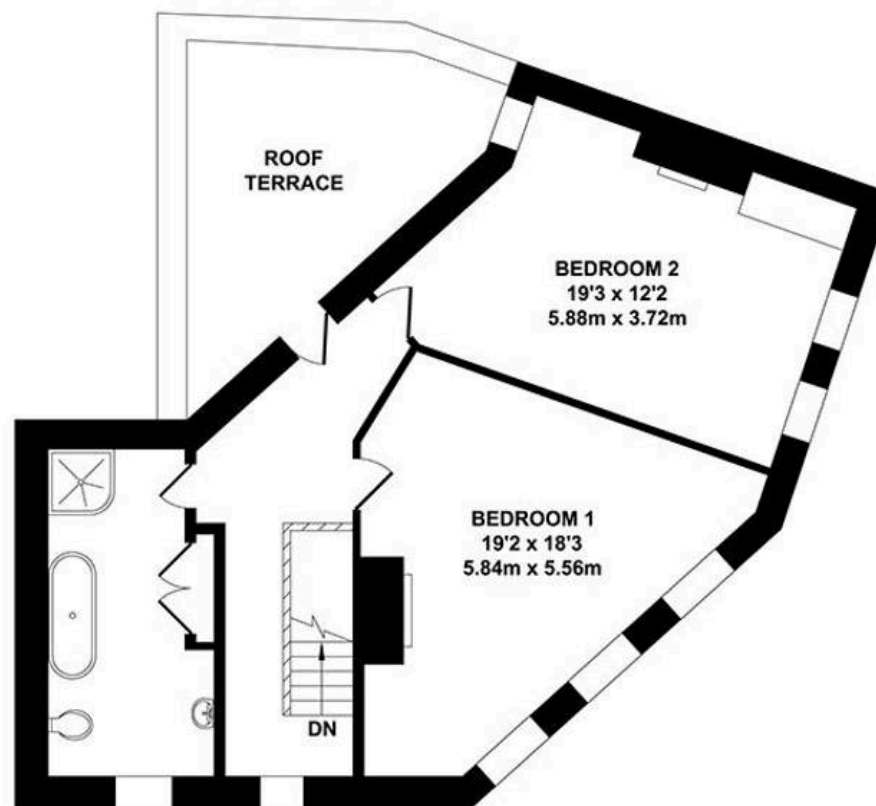








GROUND FLOOR  
APPROX. FLOOR AREA  
863 SQ.FT.  
(80.20 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
694 SQ.FT.  
(64.50 SQ.M.)

TOTAL APPROX. FLOOR AREA 1557 SQ.FT. (144.70 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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