



Gorham Drive, Tonbridge, Kent, TN9

Guide Price £375,000 - £400,000

When experience counts...

est. 1828
bracketts

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Offered for sale is this three bedroom extended semi-detached family home situated in the favoured south end of Tonbridge. Close to local amenities, road networks and coveted schools including grammar schools Weald & Tonbridge Girls. Internally the property comprises entrance hall, sitting room, dining room opening to lean to conservatory and further flexible reception room and a fitted kitchen. To the first floor there are three bedrooms and family bathroom. Externally the property offers a side & rear garden. We recommend viewing at your earliest convenience.

Three Bedrooms

Semi Detached Family Home

Extended Ground Floor
Accommodation

Sitting Room

Kitchen

Flexible Ground Floor Arrangements

Family Bathroom

Corner Plot, Side & Rear Gardens

Popular South Tonbridge Location

Close to Coveted Grammar Schools



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 and a full complement of banks and building societies, 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.

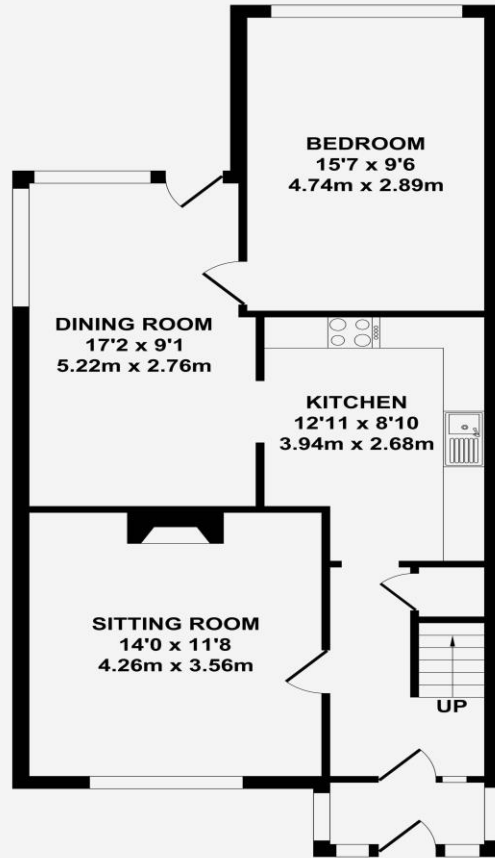
Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

ADDITIONAL INFORMATION:

Council Tax Band D
Double Glazed Windows

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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DINING ROOM
17'2 x 9'1
5.22m x 2.76m

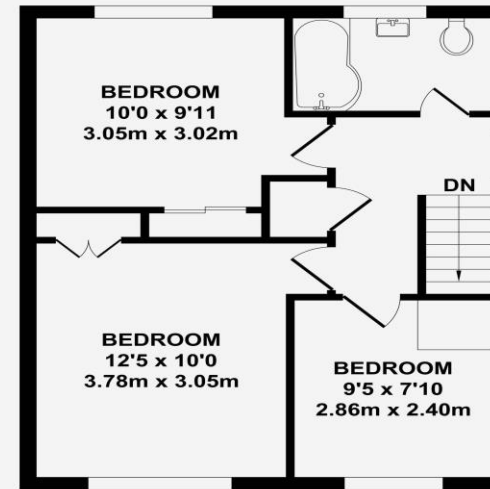
BEDROOM
15'7 x 9'6
4.74m x 2.89m

KITCHEN
12'11 x 8'10
3.94m x 2.68m

SITTING ROOM
14'0 x 11'8
4.26m x 3.56m

UP

GROUND FLOOR
APPROX. FLOOR AREA
678 SQ.FT.
(63.01 SQ.M.)



BEDROOM
10'0 x 9'11
3.05m x 3.02m

BEDROOM
12'5 x 10'0
3.78m x 3.05m

BEDROOM
9'5 x 7'10
2.86m x 2.40m

DN

FIRST FLOOR
APPROX. FLOOR AREA
442 SQ.FT.
(41.09 SQ.M.)

TOTAL APPROX. FLOOR AREA 1121 SQ.FT. (104.10 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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