



Delius Drive, Tonbridge, Kent, TN10 4DN

Guide Price £500,000 - £525,000

When experience counts...

est. 1828  
**bracketts**

Offered for sale is this extended three bedroom semi-detached Gough Cooper house situated in the sought after Higham Wood development in north Tonbridge. Close to woodland walks, Martin Hardie Way shopping facilities, Sainsburys Local and coveted schools we recommend viewing at your earliest convenience. Internally accommodation comprises entrance hall, original parquet flooring, sitting room with feature fireplace, dining room and study / playroom, kitchen and utility room. To the first floor there is a family bathroom and three bedrooms. Externally the property offers an established rear garden with lawn, patio area with access leading to garage. Front garden, side gate with access to back garden, single garage and off street parking for two vehicles. Offered with no onward chain.

Three Bedrooms

Semi Detached Family Home

Extended to Rear

Three Reception Rooms

Kitchen / Utility Room

Family Bathroom

Original Parquet Flooring

Garage & Driveway

Rear Garden

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 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 E

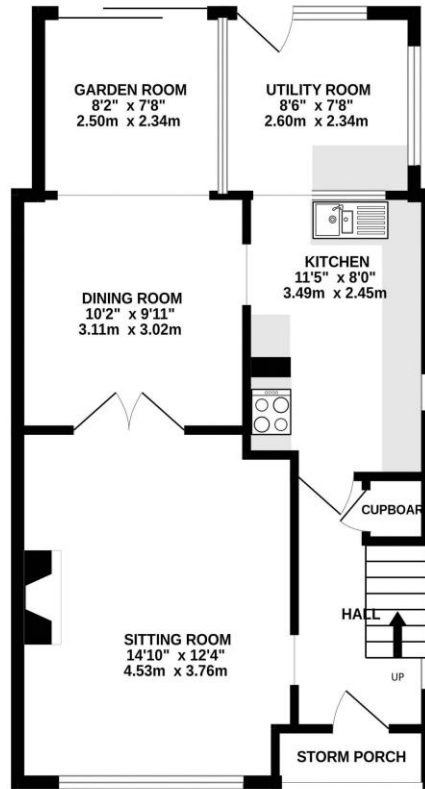
Double Glazed Windows

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

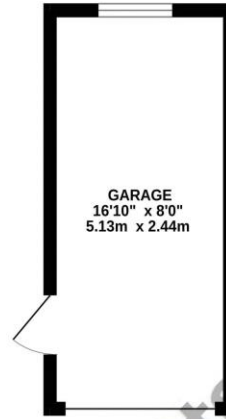


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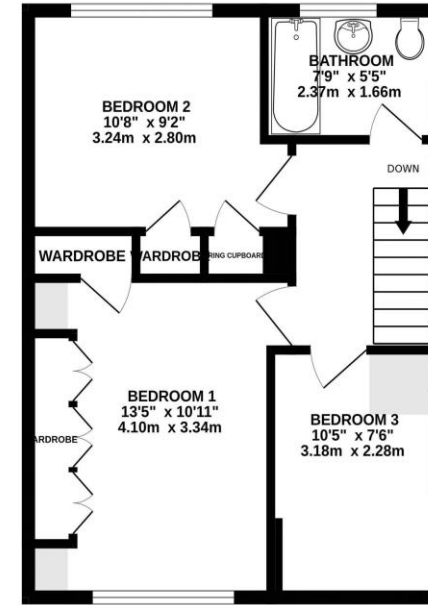
GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



GARAGE  
135 sq.ft. (12.5 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



DELIUS DRIVE TONBRIDGE

TOTAL FLOOR AREA : 1158 sq.ft. (107.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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