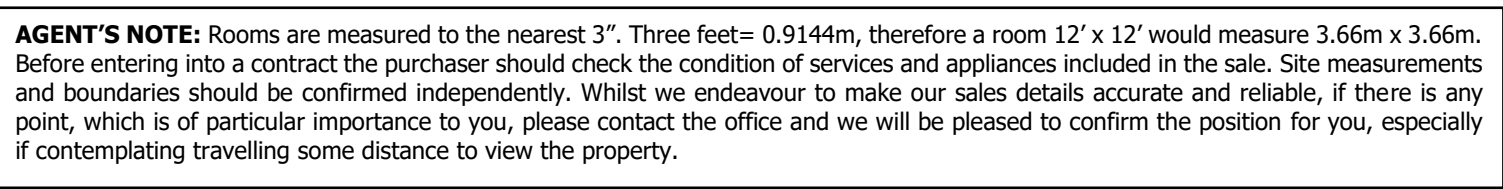


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Viewings strictly by appointment with the agent
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THE PROPERTY

Brought to market with family living in mind, this immaculately presented and thoughtfully extended semi-detached home is set in a favoured position with easy access to schools, recreation grounds and the High Street. The location and accommodation will certainly appeal to growing families. The entrance hall is light & airy and has the benefit of a handy downstairs cloakroom, a must for busy families. The welcoming, living room is bright and spacious and of excellent proportions..... plenty of room for comfy seating around the feature fireplace. The living room opens into the dining room with double doors overlooking the delightful rear garden. Door through to the stylish, galley style kitchen, well equipped with a comprehensive range of sleek white units and integral appliances, granite style worktops and an easy care, stylish slate tiled floor. Plenty of space for creating family suppers and entertaining. Stairs rise from the living room to the well-proportioned bedrooms, two double and one single plus the impressive family bathroom with crisp white fittings and chrome finishing touches. There is a bath plus a separate shower cubicle.

OUTSIDE

An open frontage with lawn and block paved driveway provides ample space for off road parking. The garage adds practicality and convenience. The delightful rear garden will certainly appeal to those with children & pets, an outside space to let off steam and the patio provides that all important place to relax and unwind after a busy day. This delightful property offers an opportunity to combine modern features and well-planned layout with a convenient location for local schools and amenities making it an excellent choice for families.



THE LOCAL AREA

Shelton Close is a favoured residential cul-de-sac conveniently located 1.5 miles distant from Tonbridge town centre on the northern side of the town with open countryside nearby. Local shops at York Parade are within easy walk and bus routes into town are close by. Tonbridge is a thriving market town that offers an excellent range of shopping and recreational facilities. The town boasts a fine example of a Motte & Bailey Norman castle built in the 13th century and set on the banks of the River Medway. The castle grounds adjoin Tonbridge sports ground with its indoor/outdoor swimming pool, cycle routes and sports pitches. Tonbridge main line station offers fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. There are good road links to the A21 and M25 and easy access to a selection of renowned secondary, grammar and independent schools.

ROUTE TO VIEW

From our offices in Tonbridge High Street, proceed northwards continuing over two sets of traffic lights onto Shipbourne Road (A227). Continue over one roundabout and take the left-hand turn into Shelton Close and the property will be found on the right-hand side.

PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: D

Council Tax Band: D

