



Cornwallis Avenue, Tonbridge – TN10 4ET

Guide Price £750,000 – £775,000

est. 1828  
**bracketts**



We are delighted to present this modern and beautifully appointed detached family home, tucked away along a private drive serving just three properties. Offering generous and flexible accommodation, the home can be arranged as either three or four bedrooms, making it ideal for a range of family needs upsizing or downsizing. The ground floor comprises a welcoming entrance hall, cloakroom WC and a versatile study/fourth bedroom. A spacious sitting room overlooks the rear garden, while the impressive open-plan Schmidt kitchen with Quooker and dining room provide a contemporary and sociable living space.

To the first floor there is a dual-aspect principal bedroom featuring air conditioning, bespoke fitted wardrobes, plantation shutters with black-out blinds and a stylish en suite bathroom. Two further well-proportioned bedrooms are served by a modern family shower room with GSI fittings.

Externally, the property benefits from a beautifully landscaped rear garden, complete with private hedge screening, Trulawn and a patio seating area - perfect for outdoor entertaining. To the front, there is a double garage, additional driveway parking for 3-4 vehicles and a covered timber carport offering further convenience.

Ideally located, the property is within easy reach of the amenities of Tonbridge, including shops, transport links, and the mainline railway station. It is also close to a number of highly regarded schools in both the private and state sectors, notably Tonbridge School and the Tonbridge Grammar School. Scenic countryside and riverside walks are 5 minutes away.





# Cornwallis Avenue, Tonbridge, TN10

Approximate Area = 1377 sq ft / 127.9 sq m

Limited Use Area(s) = 14 sq ft / 1.3 sq m

Garage = 272 sq ft / 25.2 sq m

Total = 1663 sq ft / 154.4 sq m

For identification only - Not to scale

