



Cornwallis Avenue, Tonbridge – TN10 4LL

Guide Price £900,000 – £925,000

**bracketts**  
est. 1828



We are delighted to present this beautifully extended and well-appointed 1930s semi-detached family home, occupying a prominent position. Offering generous and versatile accommodation throughout, this impressive residence features four well-proportioned bedrooms arranged over two floors.

Ideally situated within close proximity to a range of highly regarded schools in both the private and public sectors, including the prestigious Tonbridge School and Tonbridge Grammar Schools, the property also benefits from excellent transport links, with easy access to the town centre, amenities at Martin Hardie Way, the mainline railway station, and picturesque countryside and riverside walks.

Set back from the road, the home enjoys a high degree of privacy and kerb appeal, approached via a block-paved driveway with walled boundaries and secure electric gates, providing ample off-street parking for multiple vehicles.

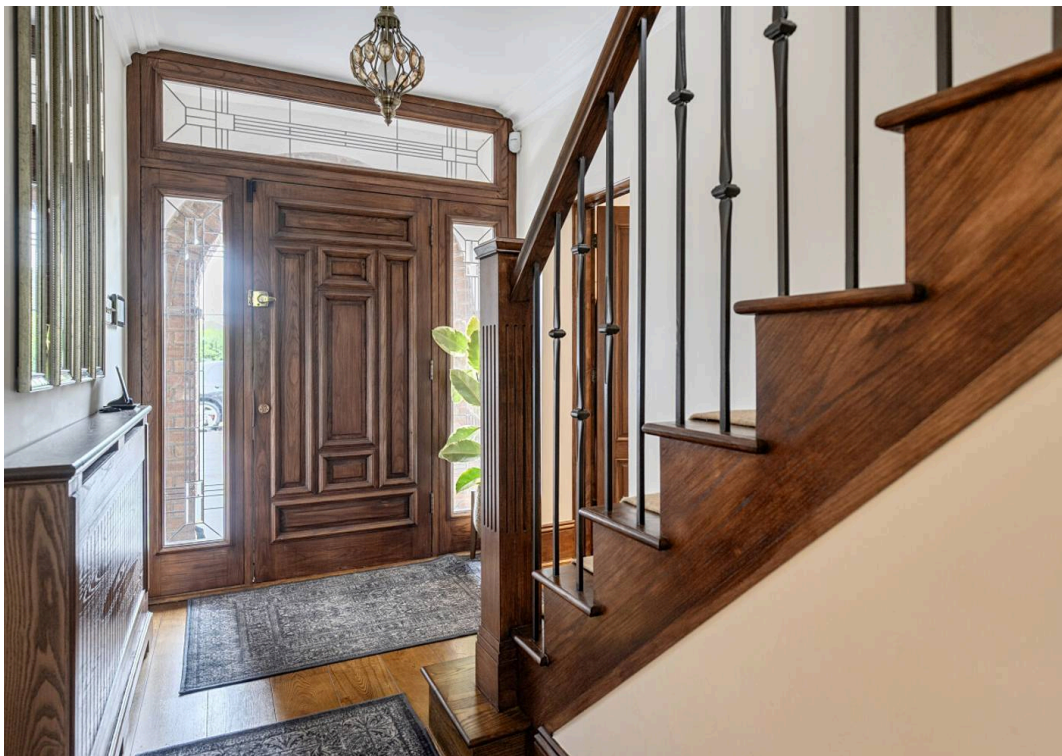
Internally, the accommodation is both spacious and well-balanced, comprising a welcoming entrance hall, study/playroom, sitting room, under floor heating and dining room. The heart of the home is the open-plan kitchen/breakfast room,

under floor heating which flows seamlessly into a utility room and cloakroom/WC.

To the first floor, there are four generous double bedrooms, served by a family bathroom, with separate WC under floor heating and a separate shower room,

Externally, the property boasts an impressive rear garden extending in excess of 200ft (to be verified), predominantly laid to lawn with a patio seating area—ideal for outdoor entertaining and family enjoyment.





# Cornwallis Avenue, Tonbridge, TN10

Approximate Area = 1677 sq ft / 155.7 sq m

Outbuilding = 195 sq ft / 18.1 sq m

Total = 1872 sq ft / 173.8 sq m

For identification only - Not to scale

