



46 Whetsted Road, Five Oak Green – TN12 6RT  
Tonbridge

Guide Price £465,000  
**bracketts**  
est. 1828



Offered for sale is this well maintained three-bedroom period semi detached family home, offering generous living space, character features, and exceptional outdoor versatility set within the sought-after village setting of Five Oak Green. The property provides spacious, practical accommodation ideal for modern family life.

Internally comprising entrance hall, large open plan sitting room with feature bay window, modernised open plan kitchen / breakfast room and ground floor family bathroom. To the first floor there are three double bedrooms with one accessed through another.

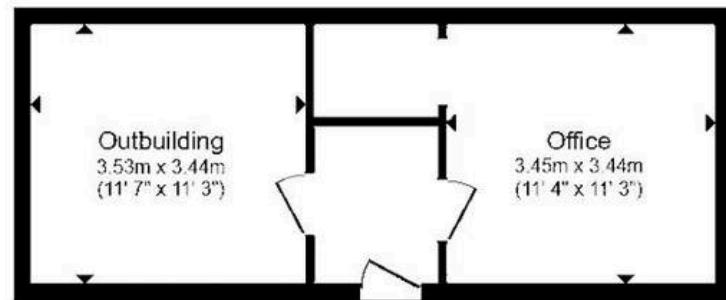
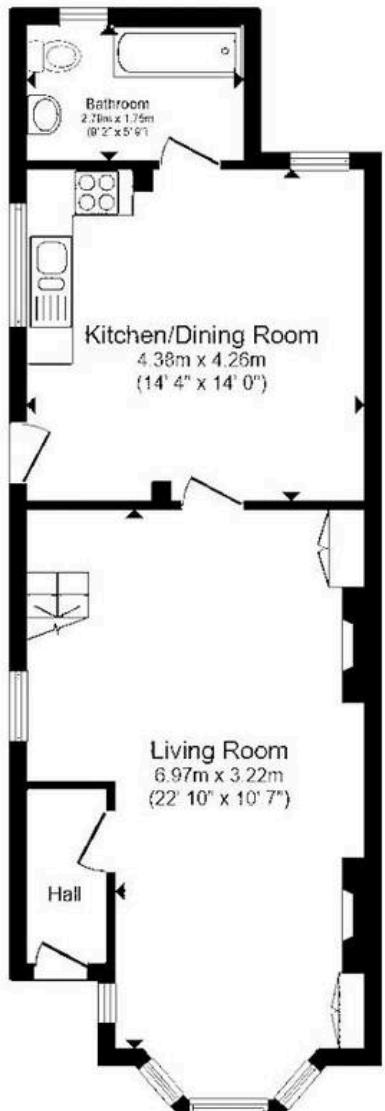
Externally the property offers a unique opportunity. To the front a large gravel driveway, pass through the gated driveway, you will discover a large L-shaped plot cleverly divided into two distinct areas. One section offers a hard standing area, perfect for use as a yard or for storing vehicles or equipment. The other, a generous lawned garden, features a 9.4m x 3m outbuilding, fully connected with power, lighting, and water. This building is currently split into an office and a dog grooming studio but offers incredible flexibility for a wide range of uses including home businesses.

With such a sizeable plot, the house also offers excellent potential for extension (subject to the necessary planning permissions). Offered with no onward chain we recommend viewing at your earliest convenience.

Council Tax band: TBD

Tenure: Freehold





Total floor area 123.7 m<sup>2</sup> (1,331 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).