



Beverley Crescent, Tonbridge, Kent, TN9 2RD

Guide Price £499,950

When experience counts...

est. 1828  
**bracketts**



Offered for sale is this well-presented three Bedroom semi detached family home forming part of a cul-de-sac in South Tonbridge. Located close to local amenities, coveted schools, Haysden Country Park and main line station. The property was formally a 'four' bedroom property home but has been converted into a three double bedroom property. The property comprises entrance hall, cloakroom WC, sitting room, large dining room, fitted kitchen and a large conservatory spanning the width of the property. To the first floor a modern family bathroom and three double bedrooms with two benefitting built in sliding door wardrobes. Externally there is a rear garden with decked and paved seating areas. Block paved driveway and a detached single garage with power & light. This end of the town is well served by schools with several being within walking distance, including, Primary, Judd Grammar School for boys, West Kent College, Weald, Tonbridge Girls Grammar, Hill View and Hayesbrook (Boys 11 - 18 years). Delightful walks in the area including Haysden Country Park. Viewing comes highly recommended.

Three Double Bedroom (Formally a Four Bedroom House)

Semi Detached Family Home

Two Reception Rooms

Large Open Plan Conservatory

Cloakroom WC

Fitted Kitchen

Built in Slide Wardrobes to Two Bedrooms

Close to Coveted Schools, Haysden Country Park & Mainline Station

Garage & Driveway

Cul De Sac Location With Views Across to Countryside







## 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.

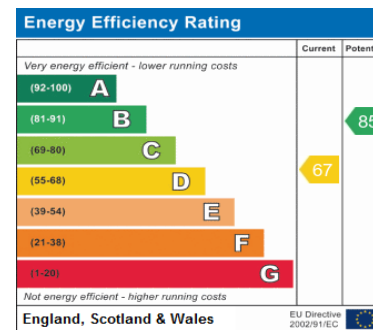
The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

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).

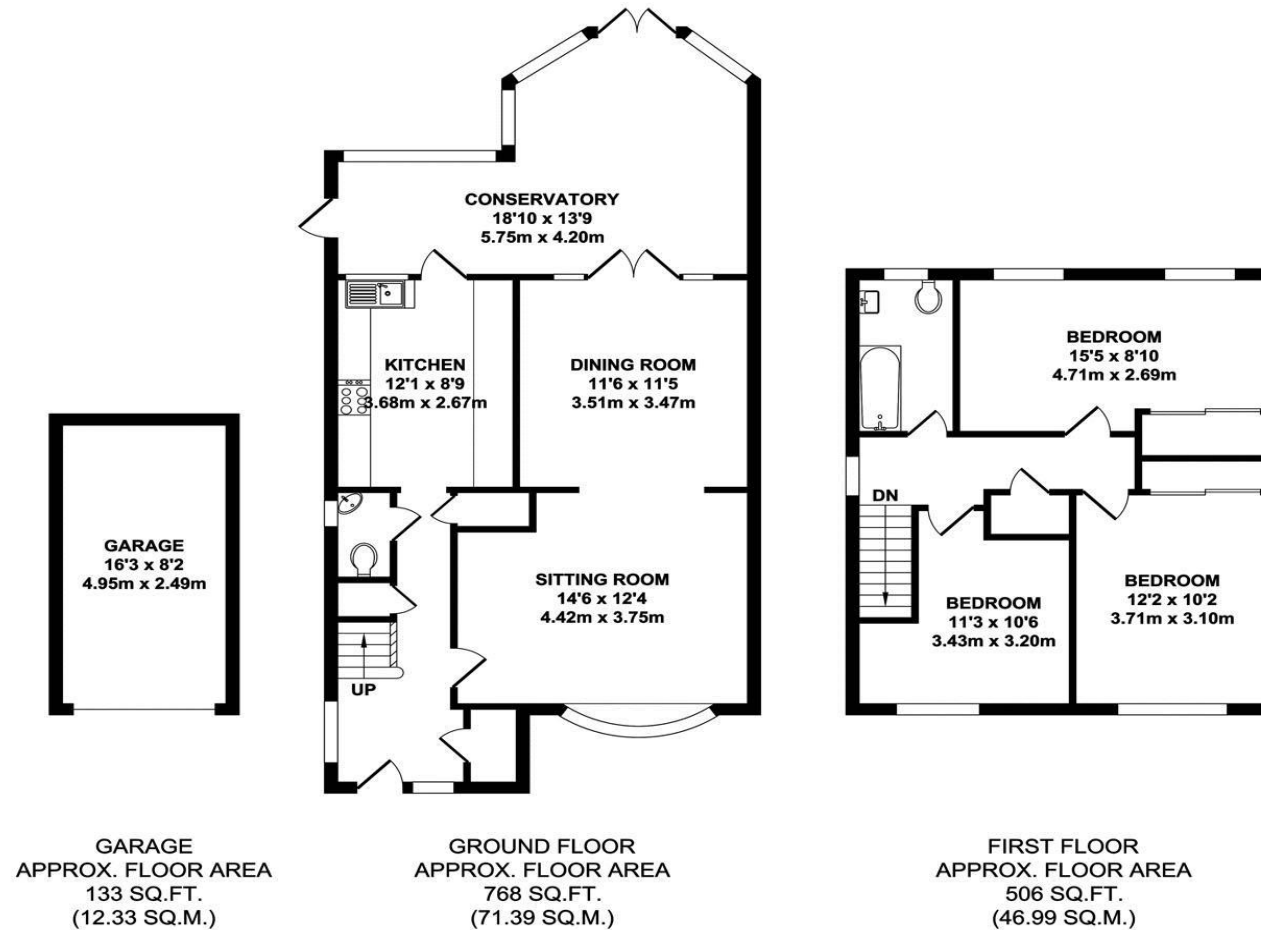
## ADDITIONAL INFORMATION:

Council Tax Band E

Double Glazed Windows



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**TOTAL APPROX. FLOOR AREA 1407 SQ.FT. (130.71 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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