



Taylor Close, Tonbridge, Kent, TN9 2FE

Guide Price £600,000 - £625,000

When experience counts...

est. 1828  
**bracketts**



Bracketts are delighted to offer for sale this beautifully presented and spacious town house situated in a sought after location to the south side of Tonbridge. Built in 2013 with approximately three years NHBC guarantee remaining. The property is arranged over three floors and offers flexible accommodation. Internally the property comprises to the ground floor entrance hall, cloakroom wc, large sitting room and open plan kitchen / dining room. To the first floor a family bathroom, two double bedrooms with the main bedroom being dual aspect and boasting an en suite shower room. The second floor provides a study and two further double bedrooms with one having a large en suite shower room. Externally there is a landscaped rear garden with far reaching views across the town of Tonbridge, single car barn plus additional allocated parking for one further vehicle. Viewing comes highly recommended

Four Double Bedrooms, Two With En Suite Shower Rooms

Study

Arranged Over Three Floors

Kitchen / Dining Room

Sitting Room

Immaculately Presented

Landscaped Rear Garden

Car Barn And Additional Parking Space

Close To Local Amenities, Coveted Schools And Mainline Station

Viewing Highly Recommended





## 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 and M25 motorways via the nearby A26 and A21.

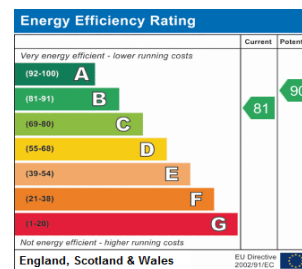
Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

## ADDITIONAL INFORMATION:

Council Tax Band E

Double Glazed Windows

Two Access Gates To Rear Garden, From Side Path And From Parking Area



**Important Notice:** Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.





GROUND FLOOR  
APPROX. FLOOR AREA  
473 SQ. FT.  
(43.93 SQ. M)



FIRST FLOOR  
APPROX. FLOOR AREA  
473 SQ. FT.  
(43.93 SQ. M)



SECOND FLOOR  
APPROX. FLOOR AREA  
473 SQ. FT.  
(43.93 SQ. M)

**TOTAL APPROX. FLOOR AREA 1419 SQ.FT. (131.79 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 misstatement. 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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