



Four Elms Road, Four Elms, Edenbridge, Kent, TN8

Guide Price £500,000 - £525,000

When experience counts...

est. 1828  
**bracketts**

On the market for the first time since 1972, we are pleased to offer for sale this detached four - bedroom family home situated in the village of Four Elms. Internally the property comprises entrance lobby, living room, dining room and kitchen to the rear, with externally accessed WC. Upstairs, there are four bedrooms and two bathrooms. There is a lawned garden to the side, with small ornamental pond, and a pleasant courtyard to the rear. The property benefits from having off road parking as well as a double garage. Sitting within the village, 'Hillside' has lovely views to the front looking out over fields. The village of Four Elms has its' own Primary School and a very popular annual village Fete that has runs for over 50 years. There is also The Four Elms pub, church, and village cricket club. Buses runs regularly from the village to Tunbridge Wells to serve the Secondary and Grammar schools. A short drive or bus journey will take you into the nearby town of Edenbridge, offering a range of shops, a Waitrose and Lidl, restaurants and pubs. Edenbridge has two train stations, going to Tonbridge, Gatwick via Redhill, and London respectively. The property is in need of modernisation and an internal viewing is recommended and benefits from being sold with no onward chain.

Detached Family Home

Village Location

Four Bedrooms

Living Room

Dining Room

Kitchen

Side & Rear Garden

Off Road Parking

Integral Garage

No Onward Chain





## 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:

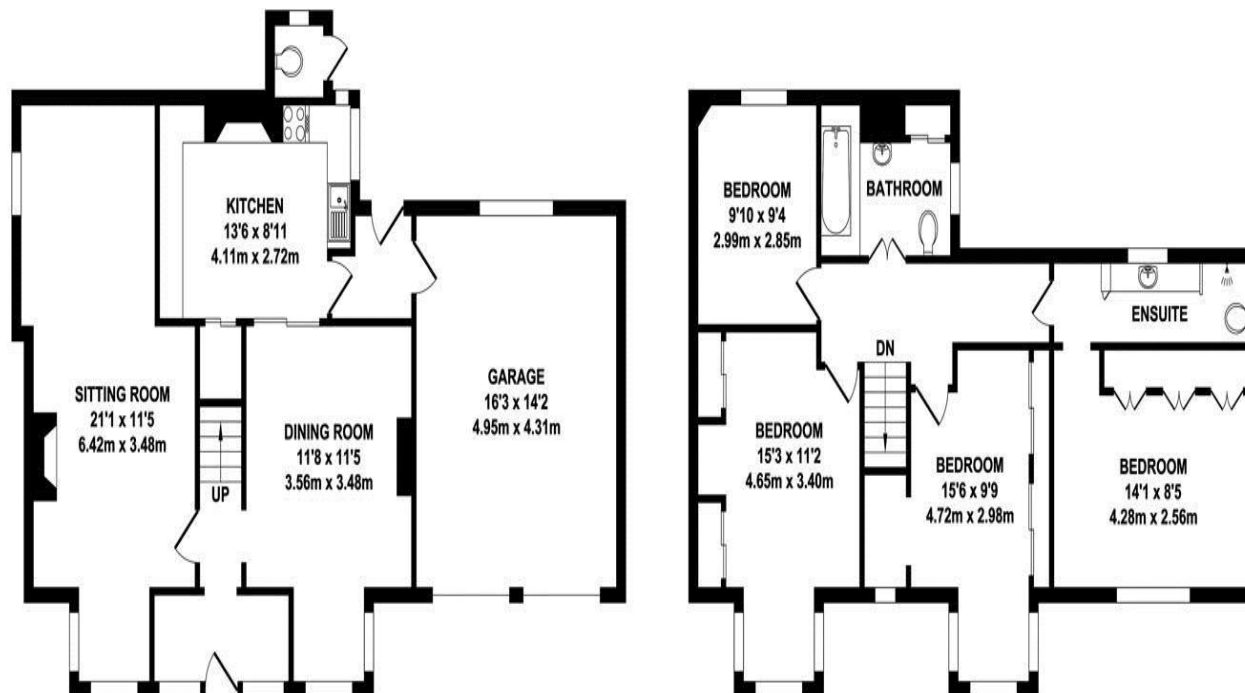
Council Tax Band G

Double Glazed Windows

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69  C
55-68	D		
39-54	E	44  E	
21-38	F		
1-20	G		



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  
880 SQ.FT.  
(81.73 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR AREA  
719 SQ.FT.  
(66.78 SQ.M.)

TOTAL APPROX. FLOOR AREA 1599 SQ.FT. (148.51 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.

Zone Media ©2023