



Lansdowne Road, Tonbridge, Kent, TN9 1JD

Guide Price £850,000

When experience counts...

est. 1828
bracketts

Bracketts are delighted to offer for sale this rare opportunity to acquire a good size four bedroom detached family home situated in the sought after Slade area of Tonbridge. The property offers views across Tonbridge School grounds, centrally located position close to the popular Slade Primary School, High Street amenities, Tonbridge Castle, Tonbridge Park, river walks and the main line station. Internally the property comprises entrance hall, cloakroom WC, dual aspect sitting room, dining room. extended & open plan kitchen dining room with feature vaulted ceiling. To the first floor a modern family bathroom and three bedrooms with one boasting en suite shower. Externally there is a walled garden, mainly laid to lawn, a single garage and off street parking for two vehicles. We recommend viewing at your earliest convenience.

Three Bedrooms

Detached Family Home

Sought After Town Centre Location -
Close to Local Amenities

Views Across Tonbridge School

Two Reception Rooms

Kitchen / Dining Room With Feature
Vaulted Ceiling

En Suite Bedroom

Walled Gardens

Garage & Driveway With Parking For
Two Cars

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 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).

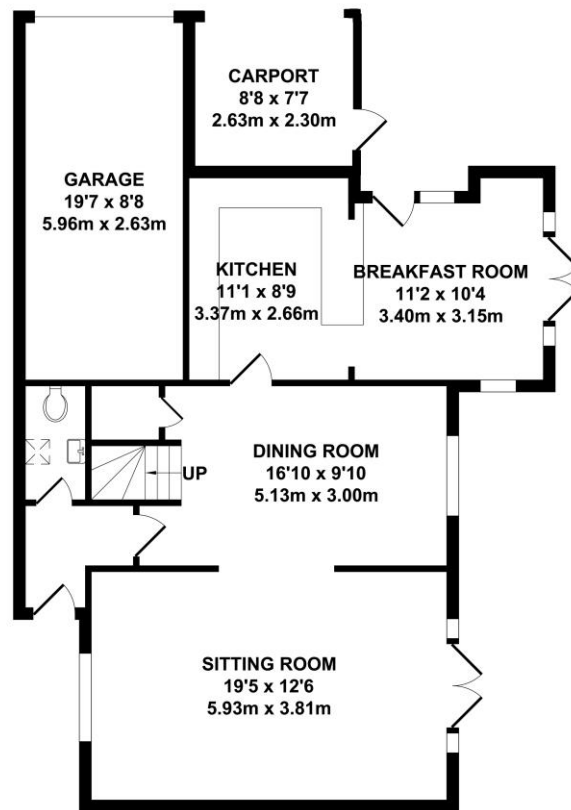


ADDITIONAL INFORMATION:

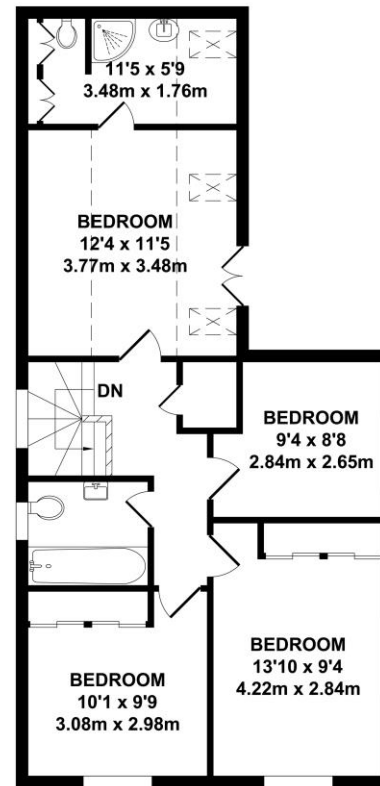
Council Tax Band D
Double Glazed Windows

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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GROUND FLOOR
APPROX. FLOOR AREA
869 SQ.FT.
(80.75 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
656 SQ.FT.
(60.92 SQ.M.)

TOTAL APPROX. FLOOR AREA 1525 SQ.FT. (141.67 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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