



Chaucer Gardens, Tonbridge, Kent, TN9

Offers Over £650,000

When experience counts...

est. 1828  
**bracketts**

Bracketts are delighted to offer for sale this four bedroom detached family home. Situated in the popular south Tonbridge with views over a green and onto neighbouring countryside. Benefitting from being close to local amenities, coveted schools, main line station & Haysden Country Park with its woodland walks. Internally the property is immaculately presented throughout, extended and comprises entrance hall, shower room, utility room, sitting room, kitchen / breakfast room and a conservatory. To the first floor a modern bathroom, three bedrooms and stairs leading to second floor which offers a large principal bedroom and en suite. Externally there is a rear garden, mainly laid to lawn with mature shrubs & borders and a driveway for two cars accessed via the rear of the property. Viewing comes highly recommended.

Four Bedrooms

Detached Family Home

Popular South Tonbridge Location

Easy access To Coveted Schools,  
Local Amenities, Haysden Country  
Park & Main Line Station

Two Reception Rooms

Three Bathrooms

Kitchen / Breakfast Room

Allocated Parking To Rear

Conservatory





## 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:

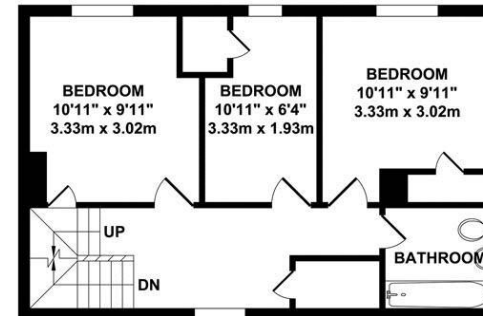
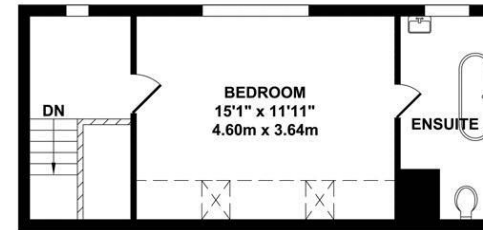
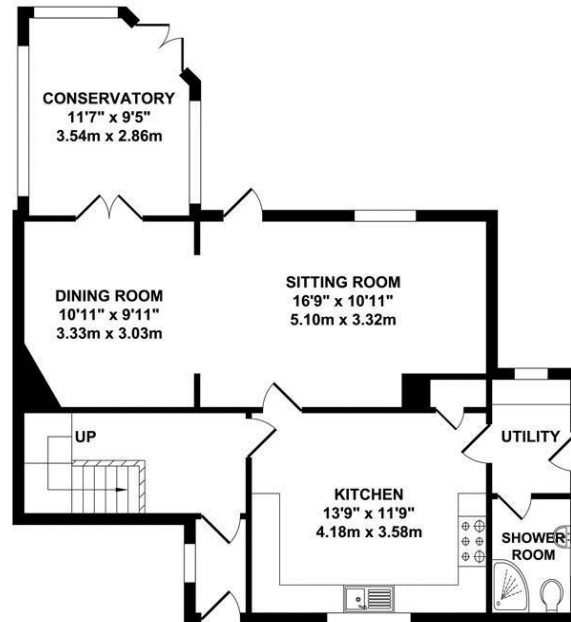
Council Tax Band D

Double Glazed Windows

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	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.



**TOTAL APPROX. FLOOR AREA 1520 SQ.FT. 141.21 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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