



Guestwick, Tonbridge, Kent, TN10  
Guide Price £525,000 - £550,000

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est. 1828  
**bracketts**

GUIDE PRICE £525,000 - £550,000 Offered for sale is this four bedroom semi detached family home situated in a popular residential area in north Tonbridge. Well positioned for local schools and amenities we recommend viewing at your earliest convenience. Internally the property offers flexible living arrangements and comprises entrance hall, cloakroom WC, family bathroom, sitting room, dining room / bedroom and study / bedroom 4. To the first floor there are two bedrooms and an en suite bathroom. Good size rear garden, mainly laid to lawn with a raised decked seating area. Driveway for 3-4 cars and a single garage. Externally the property benefits large front & rear gardens, garage and driveway./40

3-4 Bedrooms

Semi Detached Family Home

Flexible Living Arrangements

Fitted Kitchen

Conservatory

Two Bathrooms

Garage & Driveway

Good Size Rear Garden, Raised  
Decked Seating Area

Good Size Rear Garden, Raised  
Decked Seating Area





## 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:

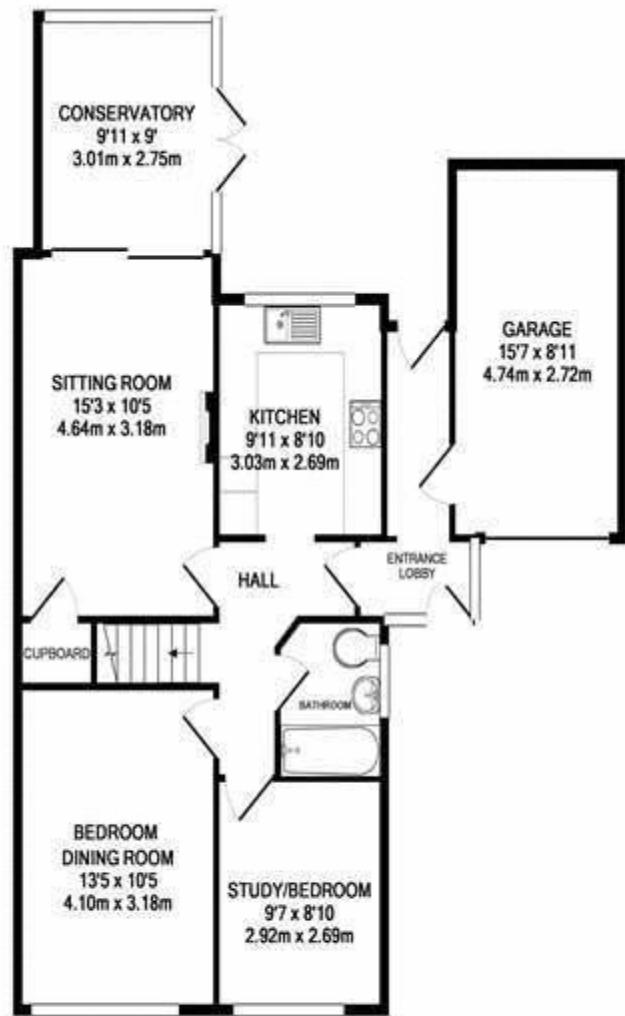
Council Tax Band D

Double Glazed Windows

Energy Efficiency Rating				
Score	Energy rating	Current	Potential	
92+	A			
81-91	B			86   B
69-80	C			
55-68	D		66   D	
39-54	E			
21-38	F			
1-20	G			



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1ST FLOOR  
APPROX. FLOOR  
AREA 516 SQ.FT.  
(48.0 SQ.M.)

GUESTWICK TONBRIDGE  
TOTAL APPROX. FLOOR AREA 1384 SQ.FT. (128.6 SQ.M.)  
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