



Stainer Road, Tonbridge, Kent, TN10 4DU

Guide Price £700,000 – £725,000

When experience counts...

est. 1828  
**bracketts**



Offered for sale is this immaculately presented three / four bedroom detached family home. Situated in a favoured area of North Tonbridge just off Higham Lane and within catchment to the ever popular Woodlands Primary School and close proximity to local amenities at Martin Hardie Way. Internally the property comprises entrance hall, cloakroom WC, dining room, sitting room, kitchen / breakfast room and conservatory. To the first floor there is a family bathroom, three bedrooms with a study off bedroom 2. Externally there are established front & rear gardens mainly laid to lawns with mature shrubs, trees & borders. Driveway and a tandem length double garage. Offered with no onward chain.

3/4 Bedrooms

Detached Family Home

Sought After Location

Woodlands School Catchment

Two Reception Rooms

Kitchen

Conservatory

Fitted Plantation Shutters

Tandem Length Garage & Drive

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, 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 E

Double Glazed Windows

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   C	83   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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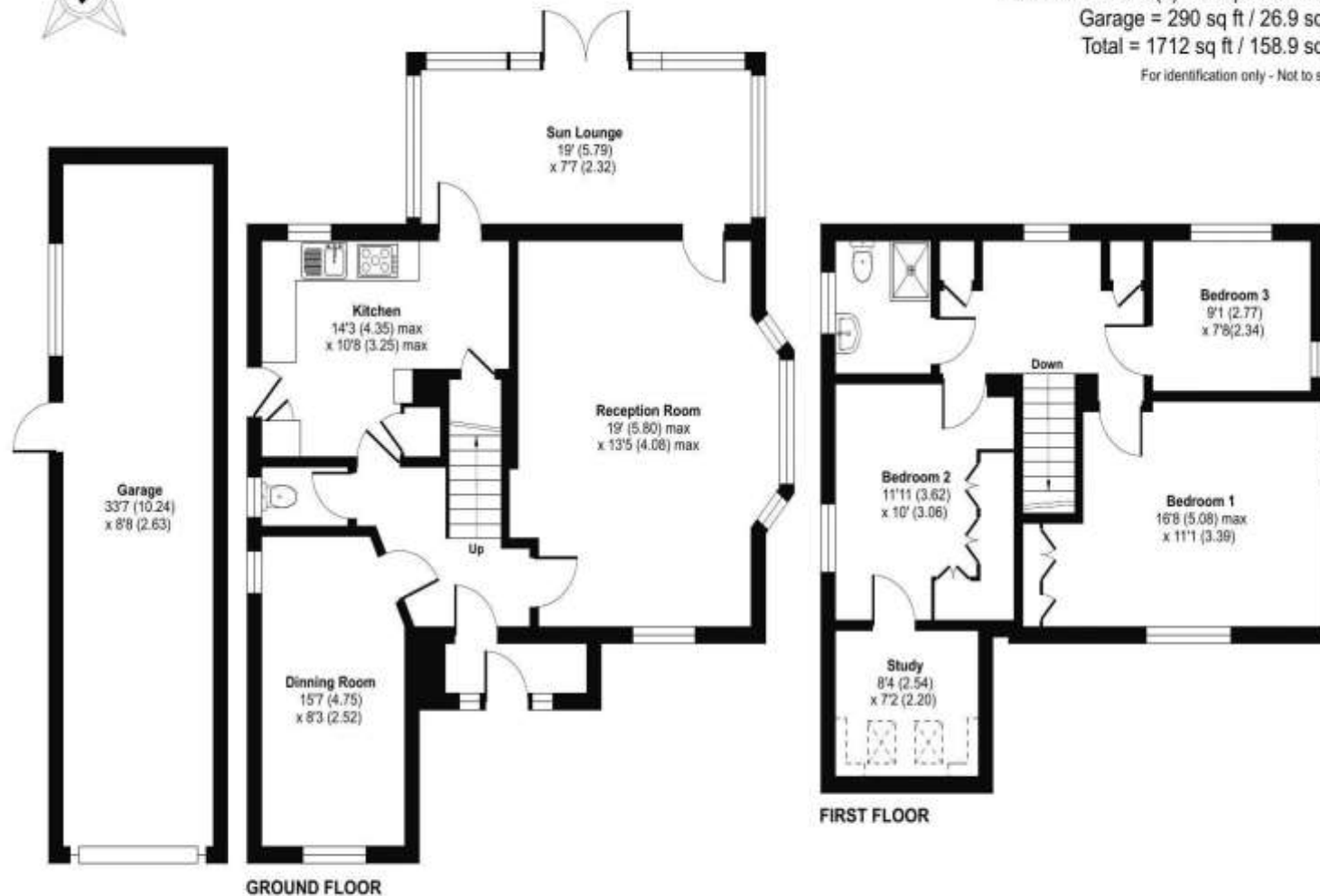
Approximate Area = 1417 sq ft / 131.6 sq m

Limited Use Area(s) = 5 sq ft / 0.4 sq m

Garage = 290 sq ft / 26.9 sq m

Total = 1712 sq ft / 158.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richescom 2024. Produced for Bracketts Ltd. REF: 1148144