



Douglas Road, Tonbridge, Kent, TN9 2TE

Guide Price £595,000

When experience counts...

est. 1828  
**bracketts**



Offered for sale is this unique and deceptively spacious three-bedroom detached home situation on a sought after area in South Tonbridge. The property comprises entrance, double aspect kitchen / dining room, separate living room and utility room with downstairs cloakroom. Upstairs there are two double bedrooms, a further single bedroom and a large family bathroom with separate bath and shower. Outside there is a large garden to the rear with large patio seating areas ideal for entertaining. There is also a large outbuilding currently used for storage but has the potential to be converted into a garden office for those looking for a 'work from home' space. With its South Tonbridge location, the property is within close proximity to Tonbridge mainline station and high street which offers a range of local shops, supermarkets, cafés, bars and restaurants. There are also a number of local nursery's, primary, secondary and grammar schools within the town and easily accessible. We thoroughly recommend an internal viewing on this lovely home to appreciate the space it has to offer as well as its location.

Three Bedroom House  
Detached  
Kitchen / Dining Room  
Living Room  
Utility Room & Cloakroom  
Large Rear Garden  
Outbuilding Used For Storage  
Popular South Tonbridge Location  
Close Proximity To MLS & HS  
Close To Local Schools  
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).

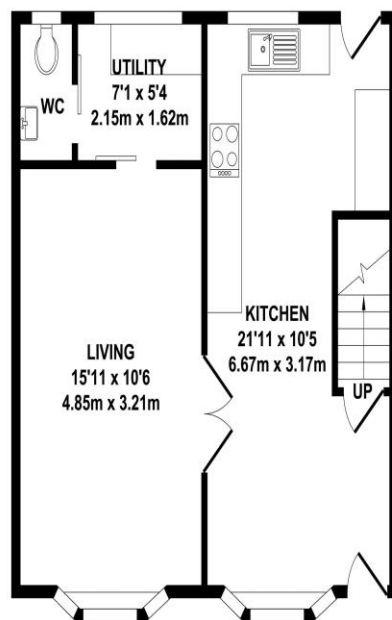
## ADDITIONAL INFORMATION:

Council Tax Band C

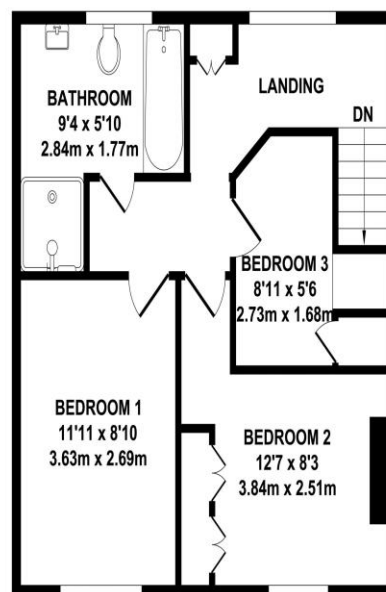
Double Glazed Windows



**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  
470 SQ.FT.  
(43.66 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
461 SQ.FT.  
(42.82 SQ.M.)



OUTBUILDING  
APPROX. FLOOR AREA  
107 SQ.FT.  
(9.93 SQ.M.)

TOTAL APPROX. FLOOR AREA 1038 SQ.FT. (96.41 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.  
Zome Media ©2024