



Brookmead, Hildenborough, Kent, TN11 9DL

Guide Price £575,000 - £600,000

When experience counts...

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Bracketts are pleased to offer for sale this detached bungalow. Forming part of the sought after Brookmead development, conveniently located for local amenities, along with main line station to London and In the catchment area for the popular Stocks Green Primary. Main towns of Tonbridge and Sevenoaks are nearby. Flexible living arrangements internally with annexe potential utilising the rear extension. Currently comprising entrance hall, sitting room, kitchen, utility room, family bathroom, shower room and three bedrooms. Externally a good size garden mainly laid to lawn with a summer house & shed to remain. There is a variety of mature fruit trees and a vegetable plot. To the front a garden, driveway and carport with double gates. Offered with no onward chain we recommend viewing at your earliest convenience.

Three Bedrooms

Detached Bungalow

Sought After Location - Close to Local Amenities

Family Bathroom & Shower Room

Kitchen

Utility Room

Good Size Rear Garden

Drive to Front

Viewing Highly Recommended

Annexe Potential Utilising Rear Extension

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 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
Solar Panels Fitted

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

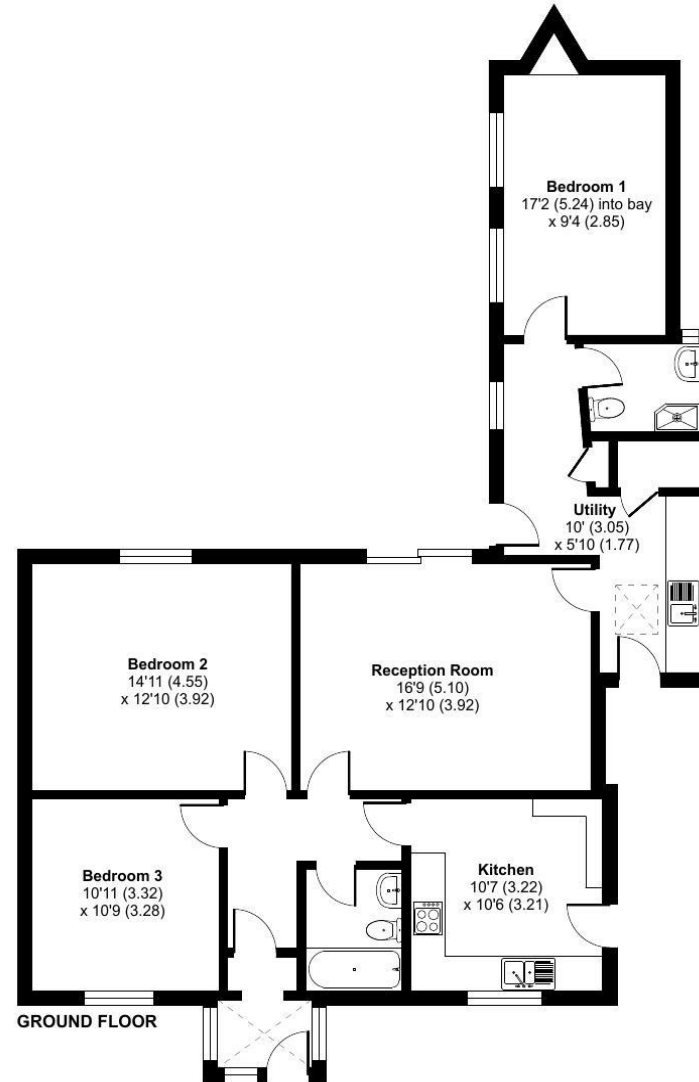


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Approximate Area = 1137 sq ft / 105.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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132 High Street,
Tonbridge, Kent TN9 1BB
01732 350503
tonbridge@bracketts.co.uk

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