



Audley Avenue, Tonbridge TN9

Guide Price **£400,000 – £425,000**

bracketts
est. 1828



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Situated in the popular south side of Tonbridge, this well-presented three bedroom family home offers comfortable living space, a generous rear garden and excellent access to the town centre, coveted schools and mainline station (0.8miles)

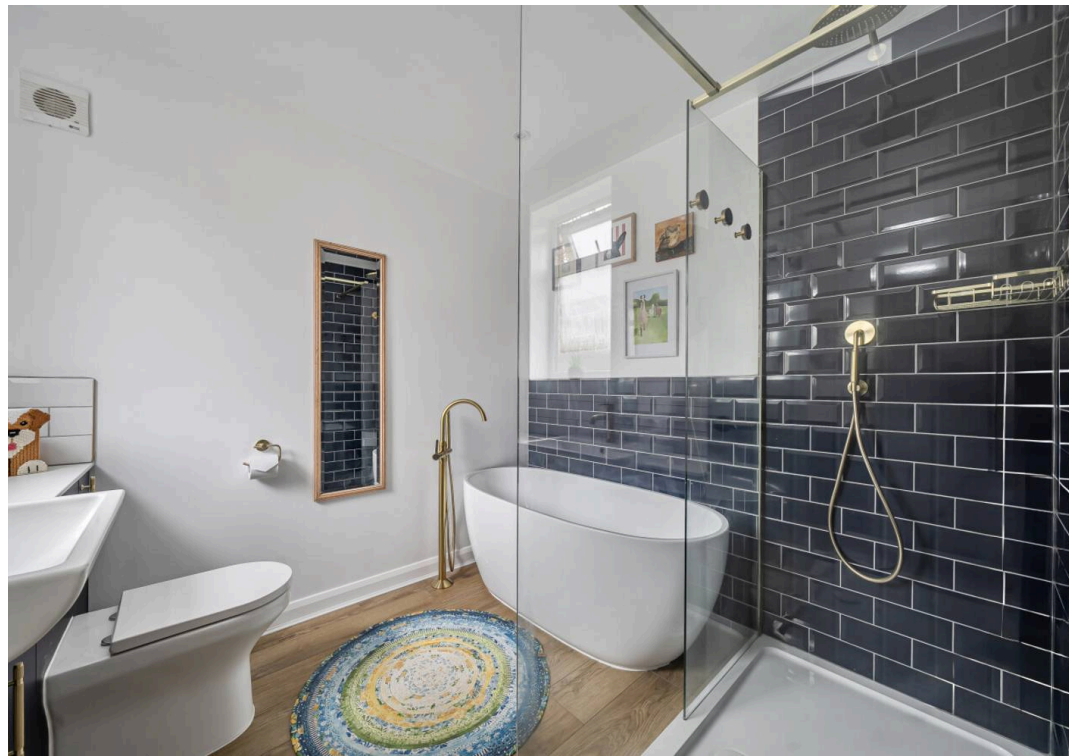
The accommodation comprises entrance hall leading through to a bright and spacious dual aspect sitting/dining room. The modern contemporary emerald green kitchen with contrasting white quartz work surface and feature butler sink, while the ground floor also features a stylish family bathroom complete with a freestanding bath and separate shower cubicle. Inner hall leads to a useful outbuilding currently arranged as a utility room, offering additional practical space.

To the first floor, the property boasts a large principal bedroom with an en suite WC and wash hand basin, along with two further well-proportioned bedrooms, making it an ideal home for families, first-time buyers, or investors.

Externally, the property benefits from a driveway to the front providing off-road parking. To the rear, there is a good-sized garden mainly laid to lawn.

Conveniently located close to Tonbridge town centre, the property is within easy reach of Tonbridge mainline station and the High Street, which offers a wide range of shops, supermarkets, cafés, bars, and restaurants. The historic Tonbridge Castle and its scenic riverside walks are also nearby, leading through to the park, sportsground, and the picturesque Haysden Country Park with the Nelson Arms Pub nearby.

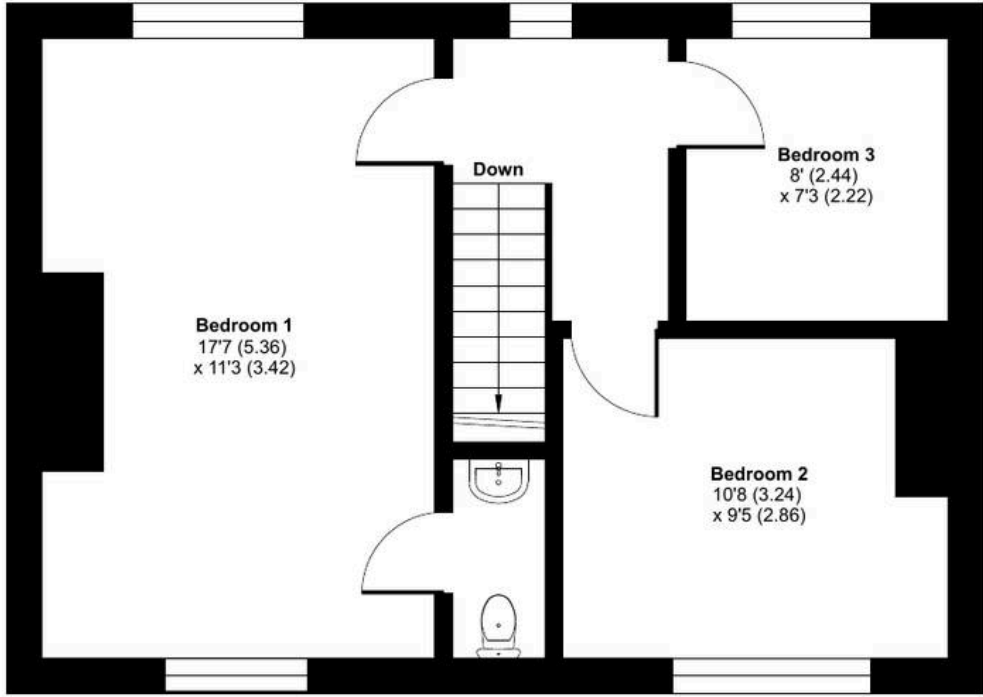
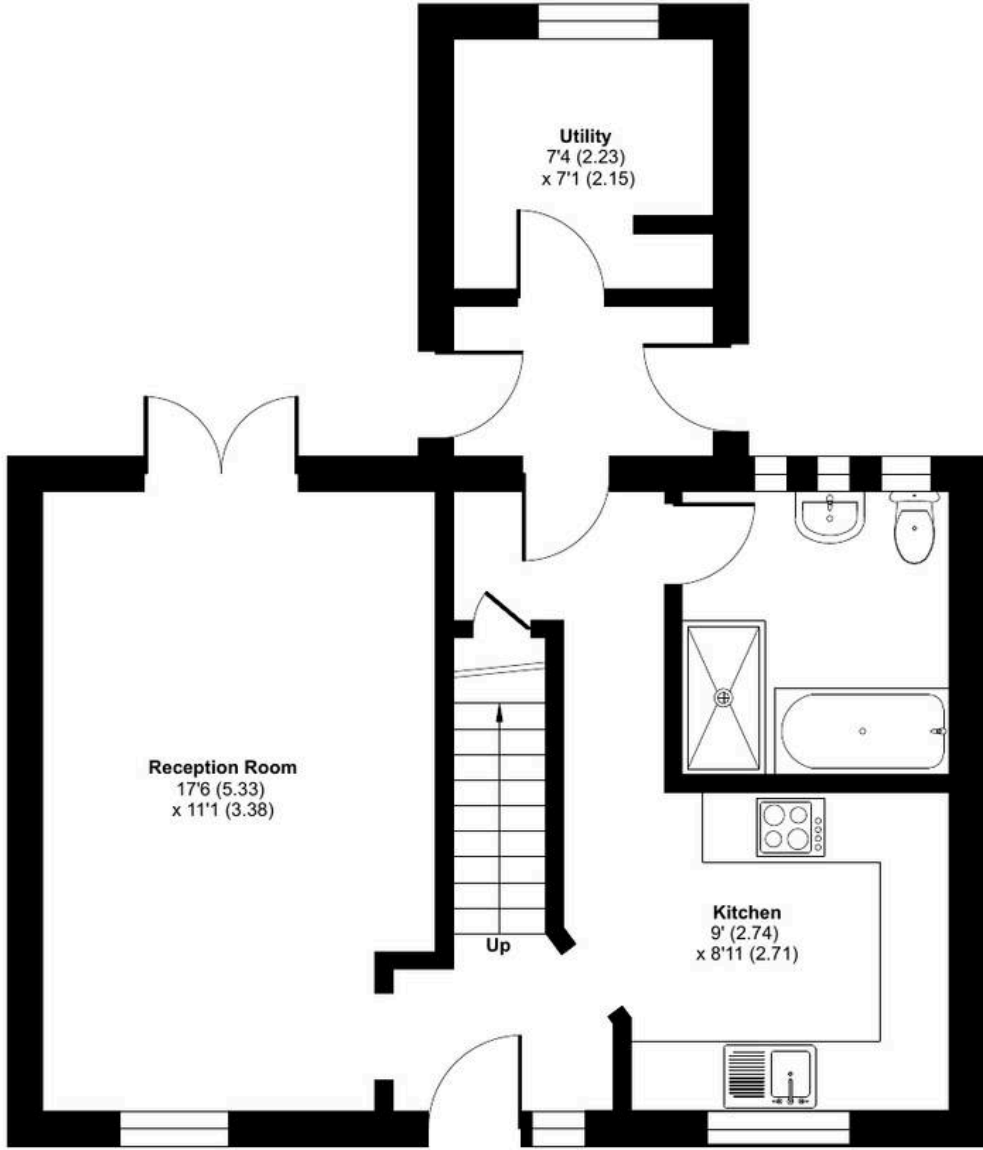




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Approximate Area = 979 sq ft / 90.9 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR