



Cornwallis Avenue, Tonbridge – TN10 4ET

Guide Price £1,100,000 – £1,200,000

est. 1828  
**bracketts**





## 43 Cornwallis Avenue

Tonbridge, Tonbridge

- Corner Plot, Mature Hedge Screening, Landscaped Rear Garden
- Family Bathroom & Separate Shower Room
- Sitting Room & Family Room
- Immaculately Presented & Modernised
- Large Open Plan Modern Kitchen / Dining Room – Bespoke High Spec Kitchen
- Utility Room / Cloakroom WC
- 1930s Detached Family Home
- Detached Home Office / Studio
- Integral Single Garage & Resin Driveway to Front
- Four Good Size Double Bedrooms

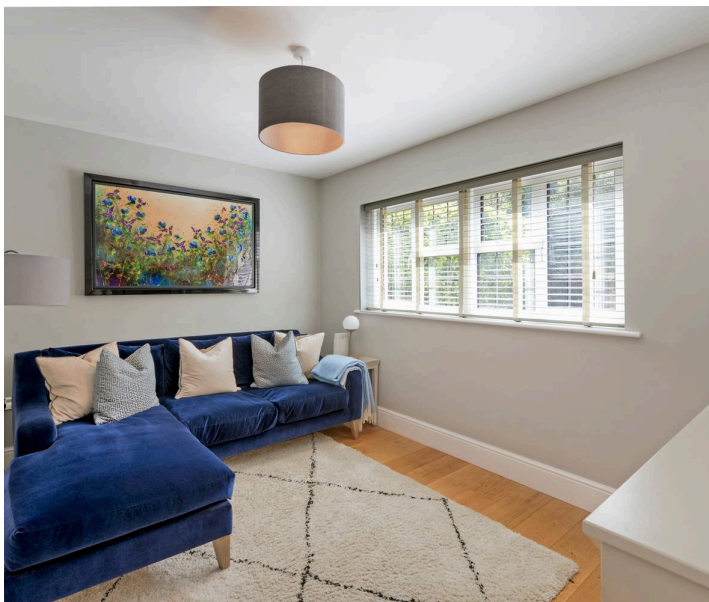
GUIDE PRICE £1,100,000 – £1,200,000

We are delighted to offer for sale this beautifully presented 1930s detached family home, ideally positioned on a prominent corner plot within a highly sought-after location.

This spacious residence boasts four generously sized double bedrooms and has been modernised to an exceptional standard throughout.

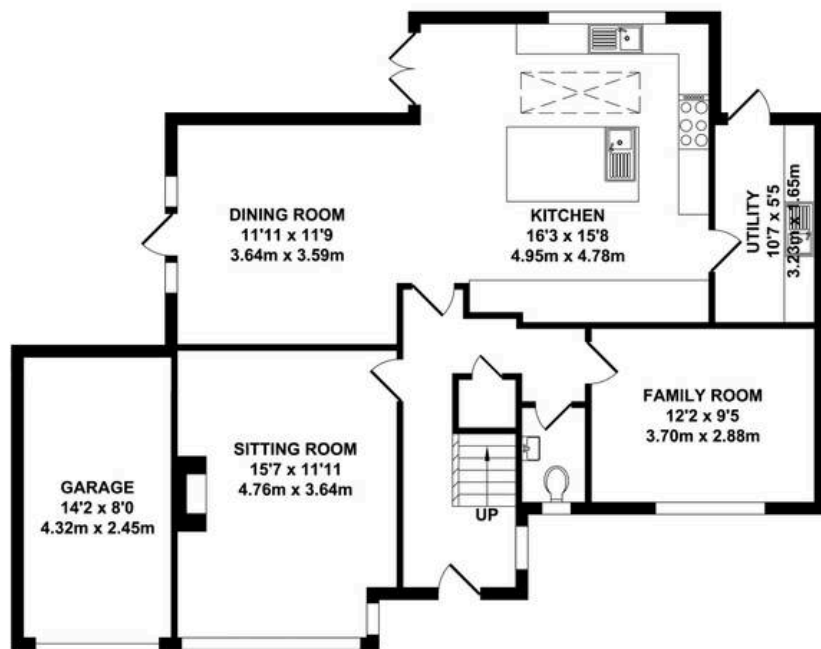
Situated within close proximity to a selection of highly regarded schools—both in the private and public sectors—including the prestigious Tonbridge School and Tonbridge Grammar Schools.

The property is also conveniently located for easy access to the town centre, mainline railway station, and scenic countryside and riverside walks.





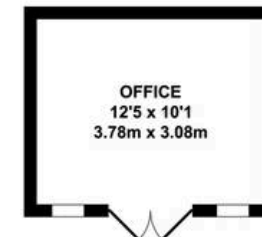




GROUND FLOOR  
APPROX. FLOOR AREA  
1029 SQ.FT.  
(95.62 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
929 SQ.FT.  
(86.27 SQ.M.)



OUTBUILDING  
APPROX. FLOOR AREA  
125 SQ.FT.  
(11.64 SQ.M.)

**TOTAL APPROX. FLOOR AREA 2083 SQ.FT. (193.53 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.

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