

est. 1828
bracketts

GUIDE PRICE £1,250,000 – £1,300,000

A rare opportunity to acquire a spacious and beautifully extended four-bedroom detached family home, located on one of South Tonbridge's most sought-after roads. This impressive property is ideally positioned close to Tonbridge mainline station, local shops and amenities, and some of the area's most highly regarded grammar schools.

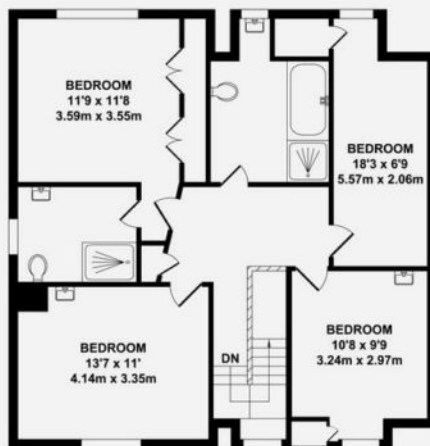
The accommodation is arranged over two floors and offers generous and flexible living space throughout. To the ground floor, the entrance hall leads to a large dual-aspect sitting room with a feature fireplace. There is a separate dining room, along with a useful utility room and a downstairs cloakroom WC. At the heart of the home is a stunning open-plan kitchen, breakfast and family room, finished to a high standard and designed for modern family living. This impressive space features a vaulted ceiling and large bi-folding windows & doors that open onto the landscaped rear



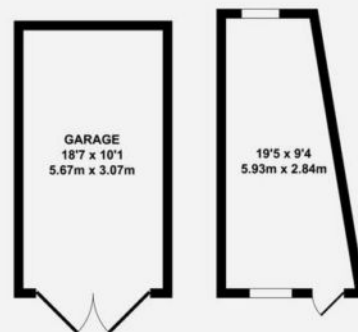




GROUND FLOOR
APPROX. FLOOR AREA
1250 SQ.FT.
(116.16 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
861 SQ.FT.
(80.01 SQ.M.)



OUTBUILDINGS
APPROX. FLOOR AREA
337 SQ.FT.
(31.30 SQ.M.)

TOTAL APPROX. FLOOR AREA 2448 SQ.FT. (227.47 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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