



Baker Lane, Tonbridge, Kent, TN11 0FA

Guide Price £450,000 - £475,000

When experience counts...

est. 1828
bracketts

Offered for sale is this delightful three bedroom family home located in the sought after Somerhill Green development by Redrow. The property is close to all local amenities, road networks, mainline station and coveted local grammar schools. The accommodation comprises entrance hall, modern fitted kitchen with integral appliances, cloakroom WC, a generous size sitting /dining room with French doors on to the landscaped garden. To the first floor there are three bedrooms, two with fitted wardrobes and en suite shower room and family bathroom. Externally the property has the added benefit of two allocated parking spaces and an enclosed rear garden. Viewing comes highly recommended.

Three Bedrooms

Modern End Terraced

Sought After Somerhill Green
Development

Close to Local Amenities, Coveted
Schools & Road & Rail Networks

Modern Fitted Kitchen

Cloakroom WC

Open Plan Sitting Room / Dining
Room

En Suite Shower Room & Family
Bathroom

Two Allocated Parking Spaces





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).

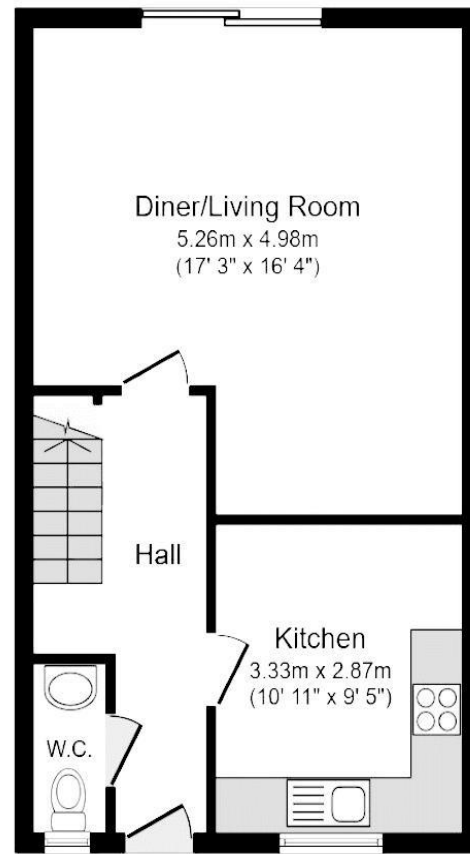
ADDITIONAL INFORMATION:

Council Tax Band D
Double Glazed Windows
Local Estate Charge £350pa

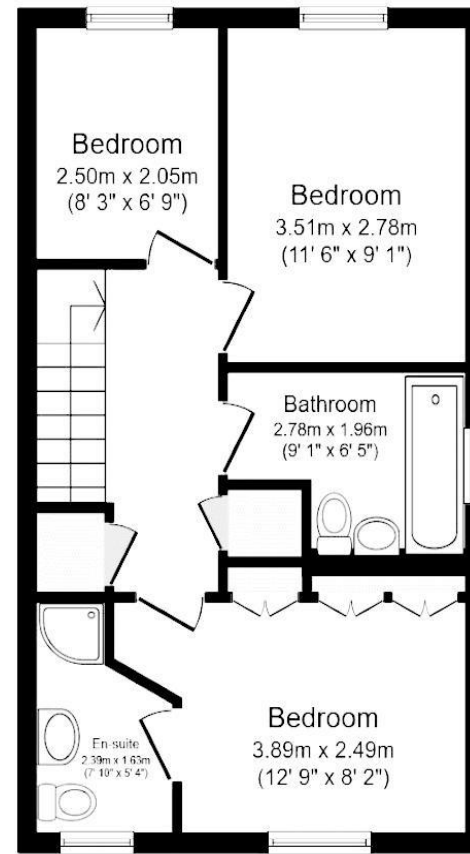
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		83 B	94 A



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Ground Floor



First Floor

Total floor area 86.0 sq. m. (926 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).