



37 Hopgarden Road, Tonbridge, Kent, TN10 4QS

Guide Price £450,000 -£475,000

When experience counts...

est. 1828  
**bracketts**



GUIDE PRICE £450,000 - £475,000 Offered for sale is this two bedroom semi-detached bungalow, situated on a quiet and popular residential road in North Tonbridge. Internally the property comprises entrance hallway, two double bedrooms, modern shower room, kitchen and living room. Outside there is both front & rear gardens and driveway & garage to the front, well established garden to the rear with patio seating area and steps leading up the a large lawned area. The property benefits from its quiet location yet is within easy access to Woodlands Primary School, as well as Martin Hardie Way shops and local amenities. The property is being offered for sale with no onward chain and we strongly recommend an internal inspection to appreciate the space it has to offer.

Two Bedroom

Semi Detached Bungalow

Sought After Residential Road

Immaculately Presented  
Throughout

Sitting Room

Modern Fitted Shower Room

Modern Fitted Kitchen

Front & Rear Gardens

Driveway & Garage

Viewing Highly Recommended





### 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:

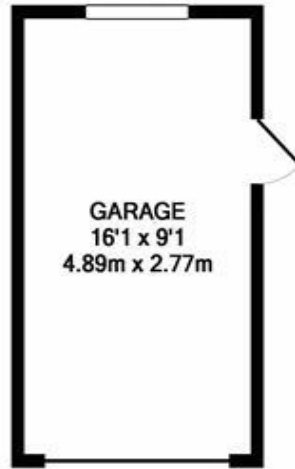
Council Tax Band D  
Double Glazed Windows

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

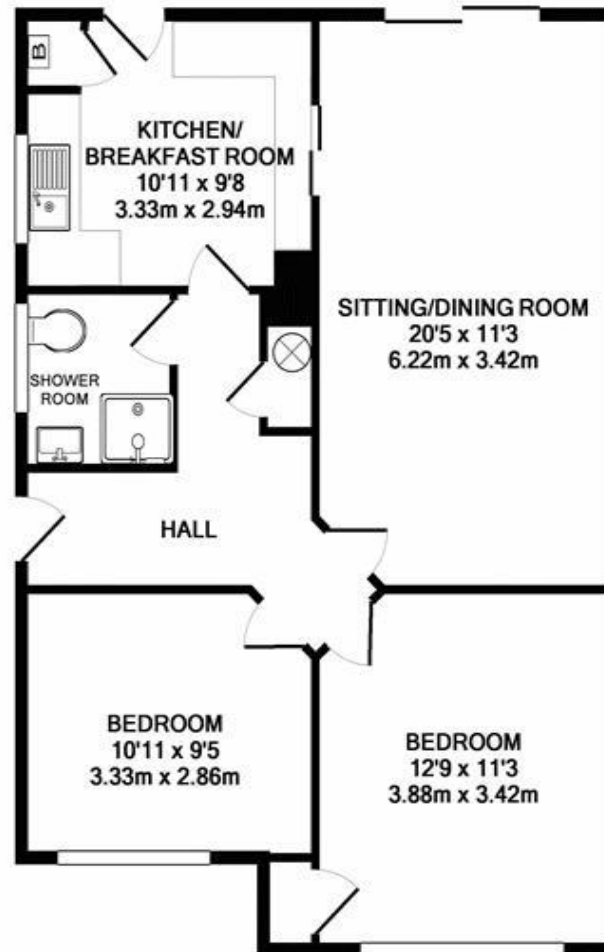


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GARAGE  
APPROX. FLOOR  
AREA 146 SQ.FT.  
(13.5 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 716 SQ.FT.  
(66.5 SQ.M.)  
HOPGARDEN TONBRIDGE  
TOTAL APPROX. FLOOR AREA 861 SQ.FT. (80.0 SQ.M.)  
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