



Shipbourne Road, Tonbridge, Kent, TN10 3EL

Guide Price £425,000 - £450,000

When experience counts...

est. 1828
bracketts

Offered for sale with no onward chain is this delightful, charming modernised end of terrace cottage. Situated at the north end of the town, about one mile from the High Street and Close to other local amenities we recommend viewing at your earliest convenience. The property has been modernised throughout and blends modern living but still offering a wealth of character throughout with exposed timbers and a brick feature fire with open grate. Accommodation comprises entrance, open plan sitting room / dining room, cloakroom WC / utility with space for washing machine & tumble dryer, modern fitted kitchen with solid wood worksurface over, open to breakfast room with additional storage, breakfast bar with exposed beams. Stairs to first floor leading to newly installed family bathroom with freestanding bath, separate shower cubicle and additional storage area, three double bedrooms and access to a large boarded loft. Externally the property offers both front & rear mature gardens with the added benefit of a detached brick built outbuilding with pitched roof, power, light and WC. This would make an ideal home office / studio. There is allocated parking for one vehicle with accessed via Shelton Close. We recommend viewing at your earliest convenience.

Three Double Bedrooms

Modernised Character Cottage

Brand New Fitted Kitchen

Breakfast Room Open to Sitting Room /
Dining Room

Open Plan Sitting Room With Open Fire
& Exposed Wooden Beams

Utility / Cloakroom WC

First Floor Newly Installed Bathroom
With Separate Shower

Detached brick Built Garden Office /
Studio With Power / Light & Cloakroom
WC

Allocated Parking to Rear

No Onward Chain





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).

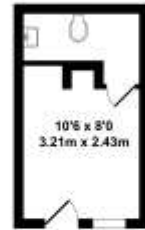
ADDITIONAL INFORMATION:

Council Tax Band D

Double Glazed Windows



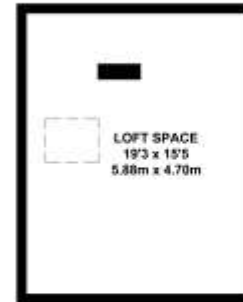
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OUTBUILDING GROUND FLOOR
APPROX. FLOOR AREA
112 SQ.FT.
(10.45 SQ.M.)



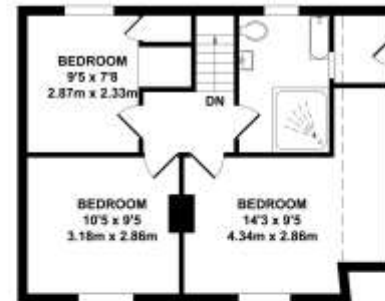
OUTBUILDING FIRST FLOOR
APPROX. FLOOR AREA
112 SQ.FT.
(10.45 SQ.M.)



LOFT SPACE
APPROX. FLOOR AREA
298 SQ.FT.
(27.64 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA
510 SQ.FT.
(47.40 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
470 SQ.FT.
(43.70 SQ.M.)

TOTAL APPROX. FLOOR AREA 1503 SQ.FT. (139.64 SQ.M.) INC LOFT SPACE

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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