



45 Deakin Leas, Tonbridge, Kent, TN9 2JS

Guide Price £725,000

When experience counts...

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bracketts

OPEN HOUSE SATURDAY 7TH JUNE BY APOINTMENT ONLY! Bracketts are delighted to offer for sale this beautifully presented and extended four-bedroom semi-detached home, situated in South Tonbridge on the desirable road of Deakin Leas. The property benefits from a substantial wrap around ground floor extension, housing a fantastic open plan kitchen / dining room with large bifold doors opening onto the garden. The ground floor also offers an additional sitting room / snug, office space, utility room, large family bathroom and further reception room to the front which is currently being used as double bedroom. Upstairs there are two great sized double bedrooms, a further single bedroom and another family bathroom. Outside there is a driveway to the front, providing off road parking for multiple vehicles and to the rear of the property there is a large private garden with a large, decked area for entertaining and the rest laid to lawn. At the back of the garden sits a large air-conditioned garden room with kitchen area, additional W/C. It is currently being used as a home gym and cinema room but could be used for a variety of other things such as a home office / workspace. This great home boasts its south Tonbridge position, offering easy access to Tonbridge high street, mainline station and several local nurseries, primary, secondary and grammar schools.

Semi Detached House

Four Bedrooms

Two Bathrooms

Large Wrap Around Extension

Open Plan Kitchen / Dining / Living

Separate Office / Play Room

Utility Room

Large Garden Room With W/C

Private Rear Garden

Driveway

Planning Permission Granted for a
Loft Conversion





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

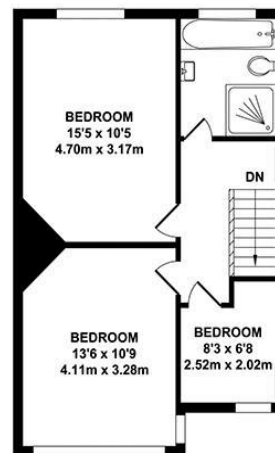
Double Glazed Windows



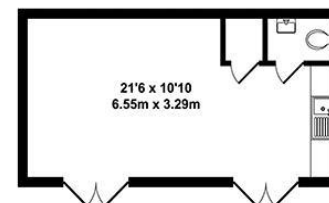
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GROUND FLOOR
APPROX. FLOOR AREA
1038 SQ.FT.
(96.45 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
495 SQ.FT.
(46.01 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
232 SQ.FT.
(21.55 SQ.M.)

TOTAL APPROX. FLOOR AREA 1765 SQ.FT. (164.01 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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