



Ellis Close, Five Oak Green, Tonbridge, Kent, TN12 6PQ

Guide Price £600,000 - £625,000

When experience counts...

est. 1828  
**bracketts**



Offered for sale is this immaculately presented four-bedroom, two-bathroom family home forming part of a quiet private cul de sac in Five Oak Green. The property is within easy reach of the village amenities; including Post Office, General Store. Capel Primary School is situated at the bottom of the road. Capel Gym (Private Gym) and Studio situated in the centre of the village. The neighbouring towns of Paddock Wood, Tonbridge and Tunbridge Wells are approximately 2, 4, and 6 miles distance respectively. Internally the property is immaculately presented throughout and comprises entrance hall, cloakroom WC, modern fitted kitchen, utility room and a large open plan sitting & dining room. To the first floor there is a family bathroom room, three bedrooms and stairs leading to a top floor master suite with dressing room & en suite shower room. Externally the property boasts a large established garden, laid to lawn with mature shrubs, trees & borders. Two seating areas with the upper terrace boasting an outdoor kitchen area and pergola. Further benefits include covered car port for one car. We recommend viewing at your earliest convenience.

Four Bedrooms

Family Home - Arranged Over  
Three Floors

Private Cul De Sac Location Village  
Location

Main Bedroom with Dressing Area  
and En-Suite

Cloakroom WC

Family Bathroom

Modern Fitted Kitchen / Utility  
Room

Open Plan Sitting Room

Established Rear Garden / Patio





## 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 E

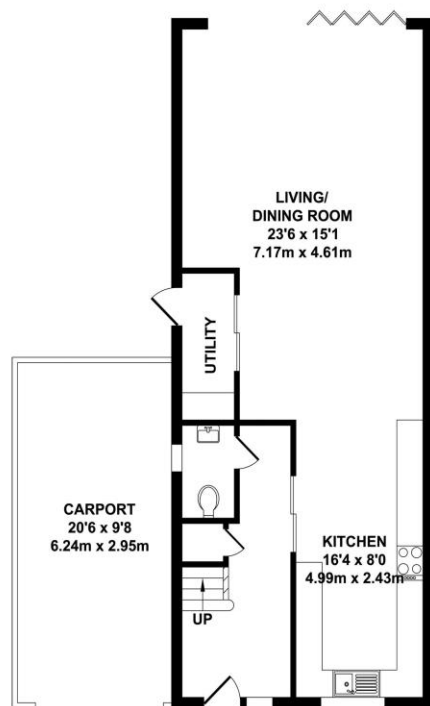
Double Glazed Windows

£300 Annual Residents Management Fee

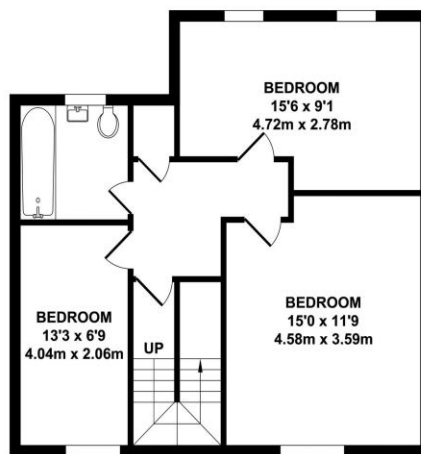


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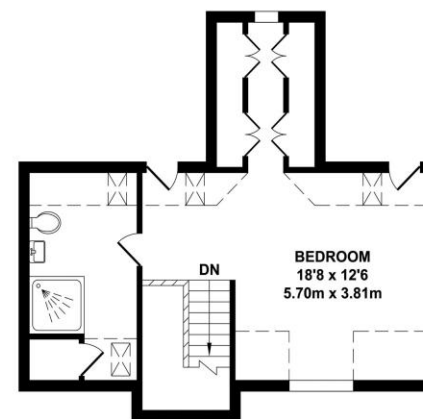




GROUND FLOOR  
APPROX. FLOOR AREA  
608 SQ.FT.  
(56.52 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
591 SQ.FT.  
(54.90 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR AREA  
353 SQ.FT.  
(32.79 SQ.M.)

### TOTAL APPROX. FLOOR AREA 1552 SQ.FT. (144.21 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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