



Hadlow Road, Tonbridge, Kent, TN9 1PA

Guide Price £800,000 - £825,000

When experience counts...

est. 1828  
**bracketts**



Offered for sale is this Victorian semi-detached house ideally located for coveted schools, local amenities, high street and mainline station. The property boasts a wealth of character features and even has a commemorative blue plaque for the late Neville Duke\*Internally the property is arranged over three floors and comprises entrance, sitting room with open fireplace, dining room with open fire place, open plan kitchen / breakfast room opening on to a south facing terrace. To the first floor there is a family bathroom and three bedrooms. To the second floor a further bathroom and double bedroom with dressing area and balcony to front. Externally the property offers a good size established rear garden, mainly laid to lawn with mature shrubs, trees & borders and access leading to the rear of the property where a detached studio & garage can be found. This multifunctional space has annexe potential and is currently being used as a yoga studio and workshop both have power & light and there is a cloakroom WC. This has a separate vehicle access off Cannon Lane with parking. Offered with no onward chain we recommend viewing at your earliest convenience.

**AGENTS NOTE:** \*Neville Frederick Duke (11 January 1922 – 7 April 2007) was a British test pilot and fighter ace of the Second World War. He was credited with the destruction of 27 enemy aircraft. After the war, Duke was acknowledged as one of the world's foremost test pilots.

Four Bedrooms

Period Semi Detached - Wealth of Character - Commemorative Blue Plaque

Central Location - Close to High Street, Main Line station 7 Coveted Schools

Arranged Over Three Floors

Two Reception Rooms

Kitchen / Breakfast Room

Two Bathrooms

Established Rear Garden

Detached Studio / Garage / WC

(Annexe Potential)

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/ Waterloo/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

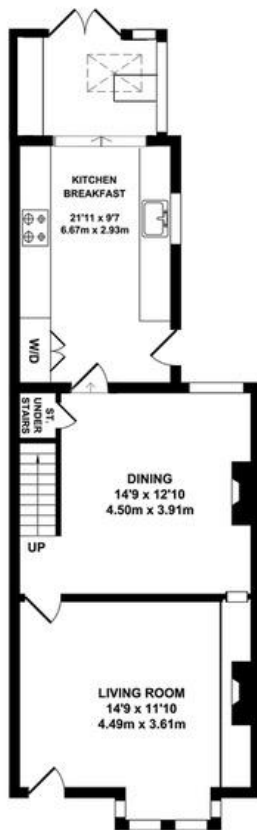
Double Glazed Windows

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

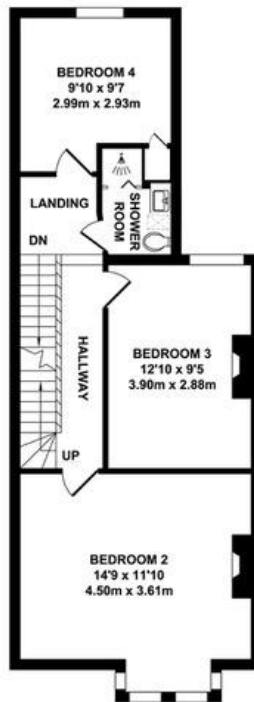


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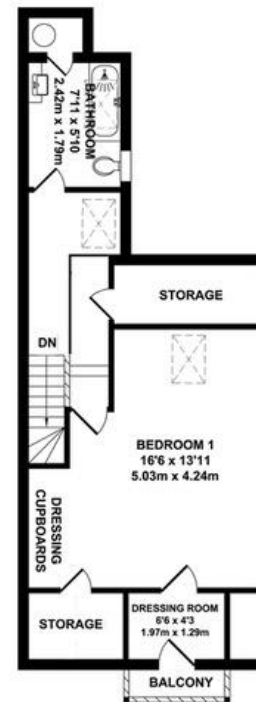




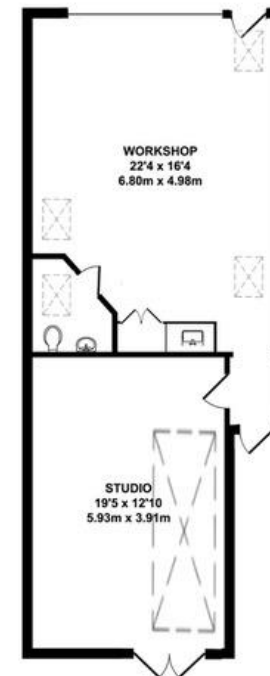
GROUND FLOOR  
APPROX. FLOOR AREA  
587 SQ.FT.  
(54.51 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
533 SQ.FT.  
(49.56 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR AREA  
456 SQ.FT.  
(42.39 SQ.M.)



GARAGE / STUDIO  
APPROX. FLOOR AREA  
636 SQ.FT.  
(59.04 SQ.M.)

**TOTAL AREA FOR HOUSE 1578 SQ.FT / 146.46 SQ.M**

**TOTAL AREA FOR GARAGE / STUDIO 636 SQ.FT / 58.04 SQ.M**

**TOTAL APPROX. FLOOR AREA 2212 SQ.FT. (205.50 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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