



Dry Hill Park Road, Tonbridge, Kent, TN10 3BL

Guide Price £800,000 - £825,000

When experience counts...

est. 1828
bracketts

Offered for sale is this rare opportunity to purchase a period extended semi-detached family home in what is regarded as one of the most sought after roads in Tonbridge. Close to local amenities, high street and coveted schools we recommend viewing at your earliest convenience. The property is arranged over three floors plus a cellar. To the ground floor the accommodation comprises, entrance hall, sitting room, dining room, kitchen, rear lobby which gives access to a cloakroom !C and the family room which opens out onto the garden. To the first floor there are three bedrooms and a bathroom , the second floor provides flexible layout with two bedrooms or a games room / study. Externally the property has block paved parking to the front for two cars and to the rear there is a delightful walled garden which has been maintained with a block paved seating area and a variety of mature trees, shrubs and plants. There is an area of lawn and a vegetable garden. Viewings are strongly recommended. Offered with no onward chain.

Five Bedrooms

Period Semi Detached Family Home

Three Reception Rooms

Kitchen

Cellar

Walled Rear Garden

Off Street Parking

Sought After Location

Close to Coveted Schools & Local Amenities

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.

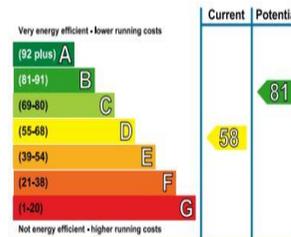
The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

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).

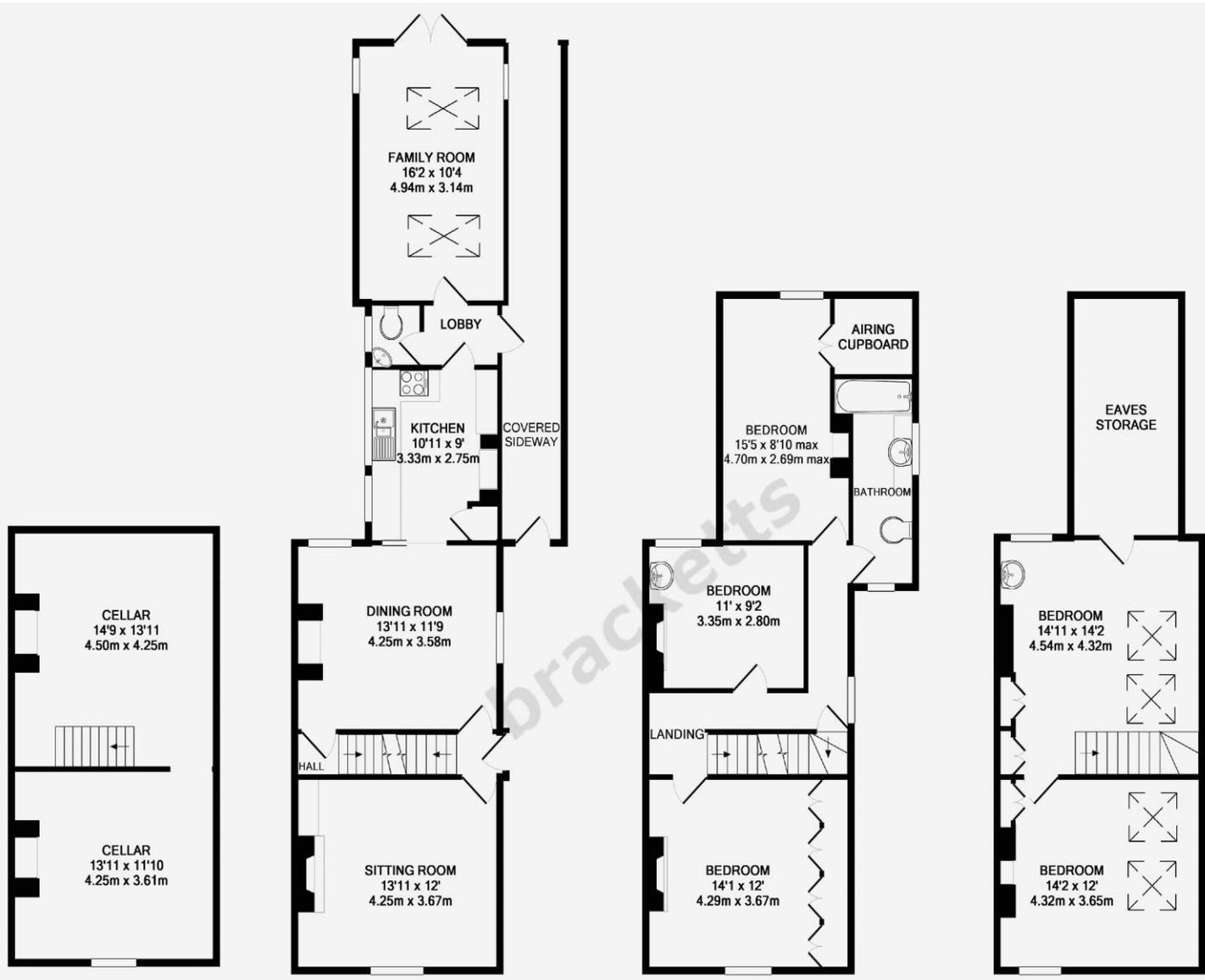
ADDITIONAL INFORMATION:

Council Tax Band F

Double Glazed Windows



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BASEMENT LEVEL
APPROX. FLOOR
AREA 372 SQ.FT.
(34.6 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 803 SQ.FT.
(74.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 589 SQ.FT.
(54.7 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 485 SQ.FT.
(45.0 SQ.M.)

DRY HILL PARK ROAD TONBRIDGE
TOTAL APPROX. FLOOR AREA 2249 SQ.FT. (208.9 SQ.M.)
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