



Willow Lea, Tonbridge, Kent, TN10 3RE

Guide Price £675,000 - £700,000

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Located in a very popular & quiet residential area of North Tonbridge, forming part of the sought after Willow Lea located close to woodland walks, York Parade shopping facilities and coveted schools. This well-presented and extended semi-detached five bedroom family home, built by Gough Cooper in the attractive T1 half-tiled cottage style. The ground floor accommodation comprises entrance hall, sitting room, multi functional family room / playroom / bedroom 6, downstairs shower room with WC, study and a large open plan kitchen dining room across the back of the property. To the first floor there is a family bathroom and four double bedrooms with stairs leading to the top floor principal bedroom with en suite shower room. The ground floor reception rooms & hall retain the original parquet wood flooring (under the current carpeting), which could be easily reinstated if desired. Outside, a particular feature is the established & secluded rear garden, which is mainly laid to lawn with mature trees, flower beds and a large patio area. The front garden is landscaped with shrubs & an block paved driveway, with parking for two cars. We recommend viewing at your earliest convenience.

Five Bedrooms

Extended Semi Detached Family Home

Sought After Location in North
Tonbridge

Sitting Room

Kitchen / Dining Room / Study &
Family Room

Large Principal Bedroom With En Suite

Arranged Over Three Floors

Driveway to Front

Good Size Rear Garden

Viewing Highly Recommended

Close to Local Amenities





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:

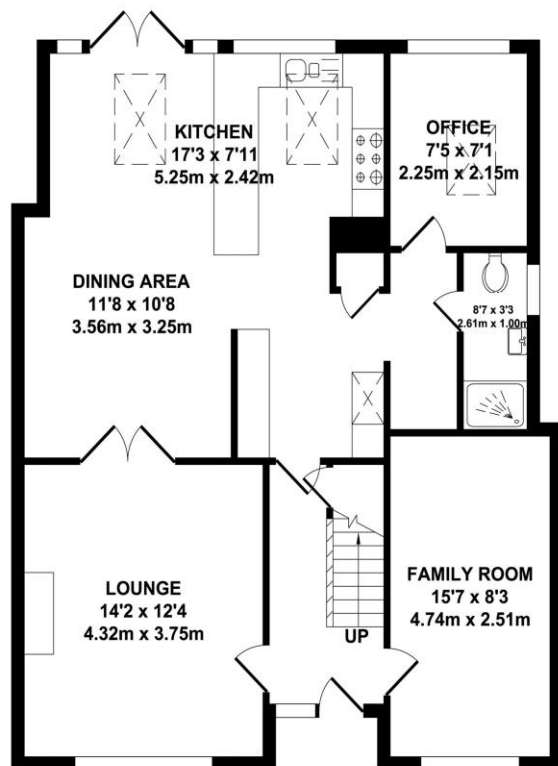
Council Tax Band E

Double Glazed Windows

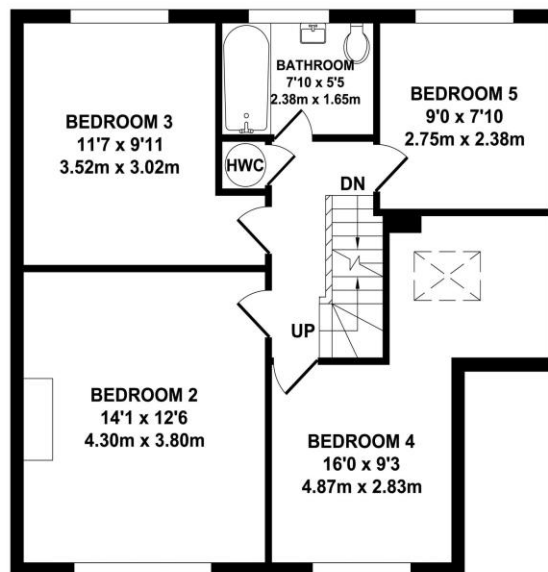
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		74 C	87 B



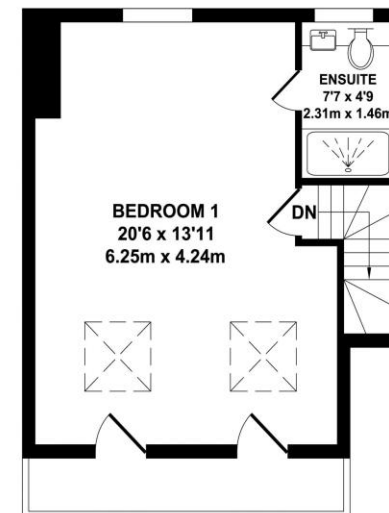
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GROUND FLOOR
APPROX. FLOOR AREA
876 SQ.FT.
(81.34 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
660 SQ.FT.
(61.28 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
364 SQ.FT.
(33.84 SQ.M.)

TOTAL APPROX. FLOOR AREA 1899 SQ.FT. (176.46 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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