



Dawes Close, Tonbridge, Kent, TN9 1QX

Guide Price £525,000

When experience counts...

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Nestled in a beautiful and quiet cul-de-sac, this beautifully presented townhouse offers the perfect blend of peaceful living and superb convenience. Tucked away from the main road, you'll enjoy a tranquil atmosphere while being just a short stroll from local amenities, the bustling high street, and the main line station. This home has been thoughtfully designed to offer flexible and spacious living. On the ground floor, a welcoming entrance hall leads you into a cozy sitting room with handy under-stairs storage. Step through the inner lobby, which features a cloakroom/WC, before arriving at the stunning, recently modernised kitchen/breakfast room. This kitchen is a true showstopper, boasting high-quality Burnhill units, elegant quartz worktops, and a range of integrated appliances including a dishwasher, wine cooler, double oven, and gas hob. The central breakfast bar is the perfect spot for casual meals and morning coffee. Beyond the kitchen, a bright and airy conservatory/dining room provides seamless access to the garden and the rear of the garage. The first floor hosts two comfortable bedrooms and a well-appointed family bathroom. Head up to the second floor to find your private sanctuary: a magnificent master bedroom suite. This luxurious space includes a spacious walk-in wardrobe and a stylish en-suite shower room. Outside, the property continues to impress. The front offers convenient parking and a driveway. The rear garden has been expertly landscaped for minimal upkeep, featuring raised borders, artificial grass, and a paved patio area—creating a stunning outdoor space that's perfect for relaxing or entertaining guests. We recommend viewing at your earliest convenience.

Three Bedrooms

Town House

Quiet Cul De Sac Location

Close to Local Amenities & Town Centre

Sitting Room

Modern High Spec Kitchen /
Breakfast Room

Conservatory / Dining Room

En Suite Shower Room

Garage & Driveway

Landscaped Rear Garden





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).

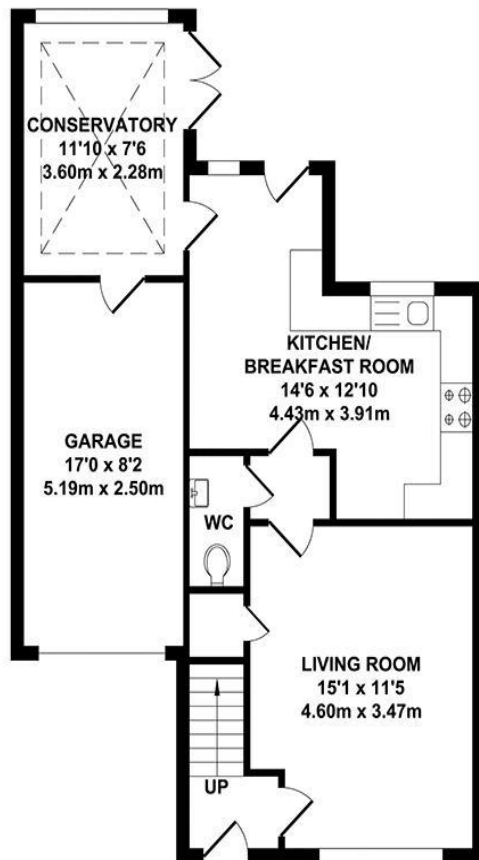
ADDITIONAL INFORMATION:

Council Tax Band E
Double Glazed Windows

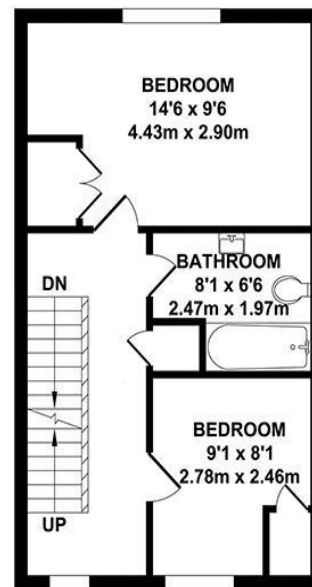
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



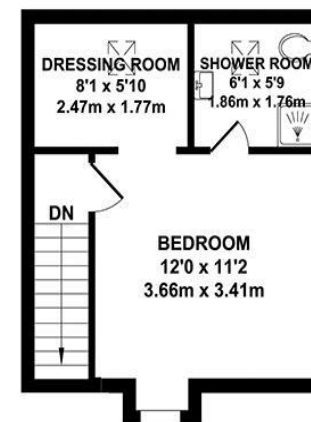
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GROUND FLOOR
APPROX. FLOOR AREA
660 SQ.FT.
(61.36 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
375 SQ.FT.
(34.86 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
246 SQ.FT.
(22.84 SQ.M.)

TOTAL APPROX. FLOOR AREA 1282 SQ.FT. (119.06 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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