



Brindles Field, Tonbridge, Kent, TN9 2YS

Guide Price £420,000

When experience counts...

Bracketts are delighted to offer for sale this beautifully presented two-bedroom semi-detached home, situated on a popular cul de sac on the south side of Tonbridge. Internally the property comprises entrance porch, living room / dining room and kitchen to the rear overlooking the garden. Upstairs, there are two double bedrooms and a family bathroom. Outside there is a private garden to the rear with patio seating area and the rest laid to lawn. To the front there is a single driveway, parking for an additional car and a single garage with power and lighting.

The property benefits from its South Tonbridge location and is within close proximity to Tonbridge high street and mainline station. There are a number of local schools within easy access, as well as the popular Haysden Country Park which offers beautiful countryside also.

We thoroughly recommend an internal inspection of this lovely home to appreciate its charm and the space it has to offer.

Agents note: The seller of this property is related to a member of staff at Bracketts.

Semi-Detached House

Two Bedrooms

Living Room / Dining Room

Modern Kitchen

Upstairs Family Bathroom

Private Rear Garden

Driveway with Electric Car
Charger

Garage

Close Proximity To HS & MLS

Ideal For First Time Buyers





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:

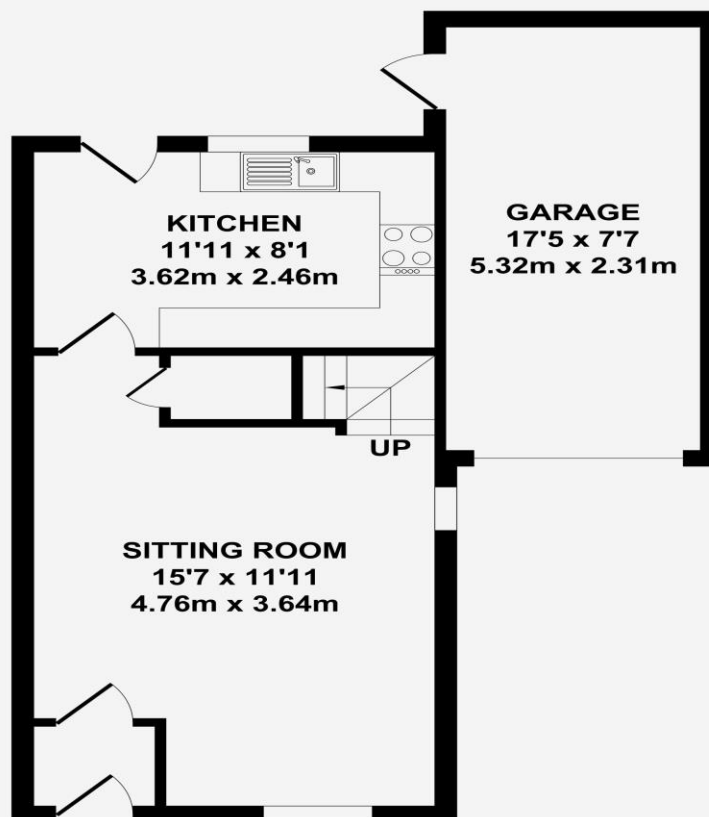
Council Tax Band D

Double Glazed Windows

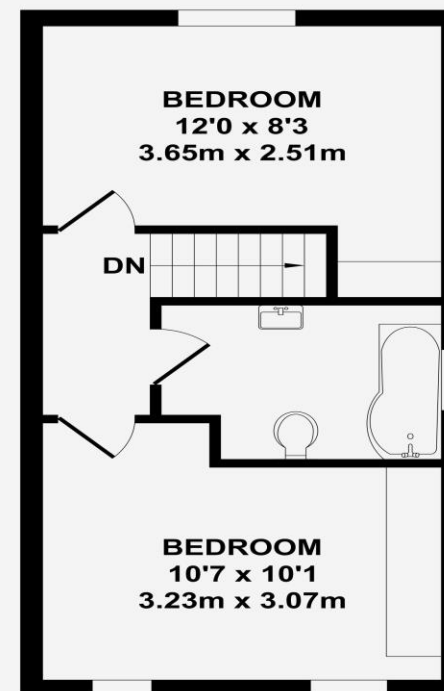
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



GROUND FLOOR
APPROX. FLOOR AREA
458 SQ.FT.
(42.58 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
320 SQ.FT.
(29.75 SQ.M.)

TOTAL APPROX. FLOOR AREA 779 SQ.FT. (72.33 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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