



Hopgarden Road, Tonbridge, Kent, TN10

Guide Price £635,000 - £650,000

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bracketts

Offered for sale is this well presented and thoughtfully extended four-bedroom family home with the added benefit of a self-contained annex. Occupying a prominent corner position forming part of a sought-after residential road in North Tonbridge, the property sits just 0.3 miles from local shops, schools, and amenities. The ground floor comprises, entrance hall, spacious family living room with a gas fire, open-plan kitchen and dining area with a downstairs WC. To the first floor there are three well-proportioned bedrooms and a modern family bathroom. A staircase leads to the second floor where there is a generous double bedroom. The versatile annex provides excellent flexibility, whether for multi-generational living, guest accommodation, or even as a home office. With its own kitchen and bedroom, a bright garden-facing living room with feature gas fire, shower room and porch offering a private entrance, it can function entirely independently if desired. Externally the rear garden has been landscaped for low maintenance, generous patio area and mature hedges. To the front, the property benefits from a spacious driveway with parking for multiple vehicles. We highly recommend arranging a viewing at your earliest convenience to fully appreciate all that this property has to offer.

Extended 4 Bedroom Semi-Detached House

Large Internal Annex with its own Kitchen, Shower room & Bedroom

Close to local shops and Amenities

Two Reception Rooms

Open Plan Kitchen Diner

Arranged Over Three Floors

Multi Car Driveway to the Front

Private Rear Garden

Family Bathroom

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/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

Council tax for annexe B

Ask agent for further info

Double Glazed Windows

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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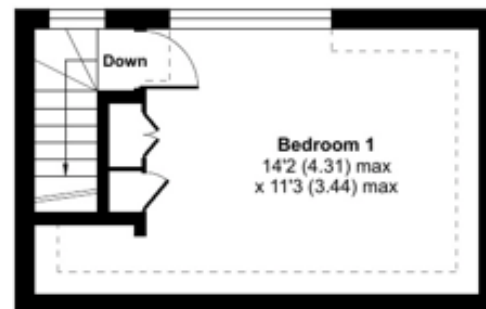
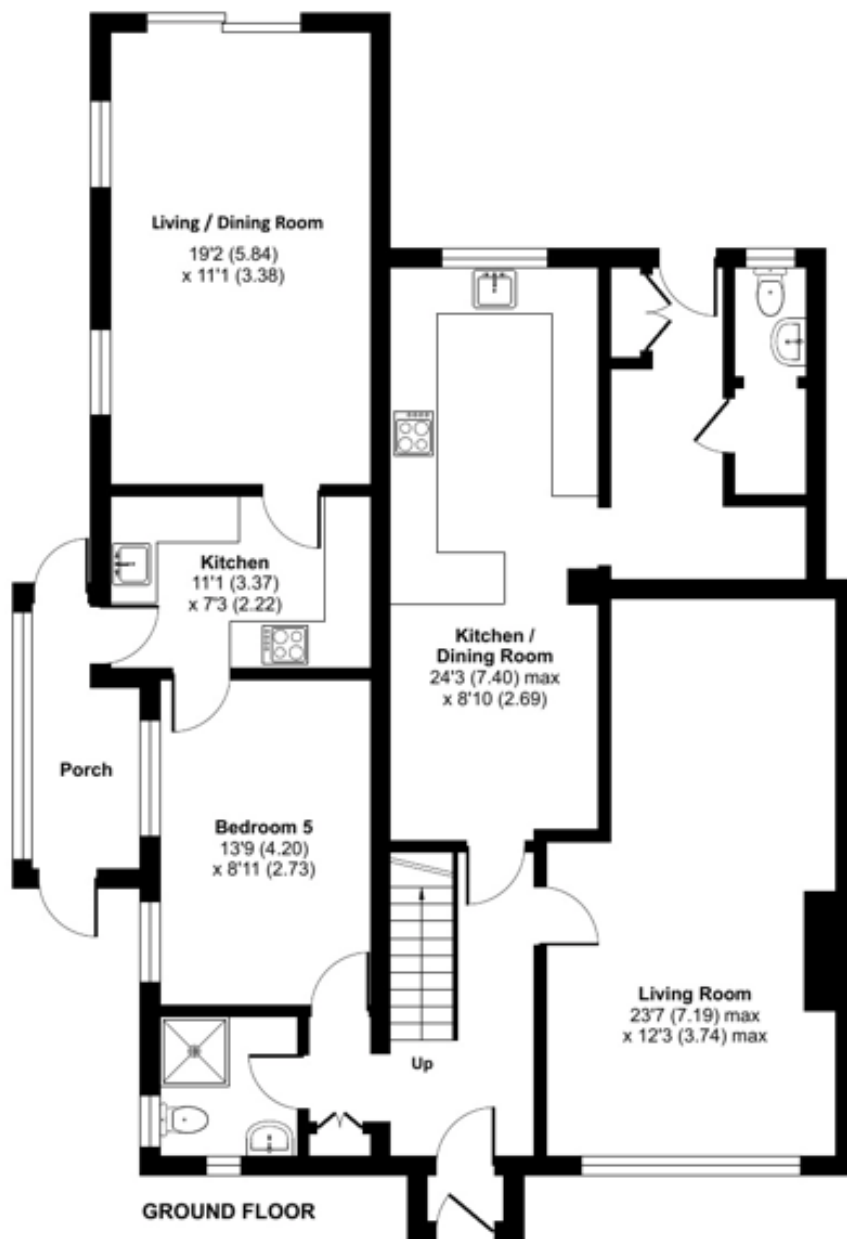
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Approximate Area = 1832 sq ft / 170.1 sq m (exclude lean to)

Limited Use Area(s) = 40 sq ft / 3.7 sq m

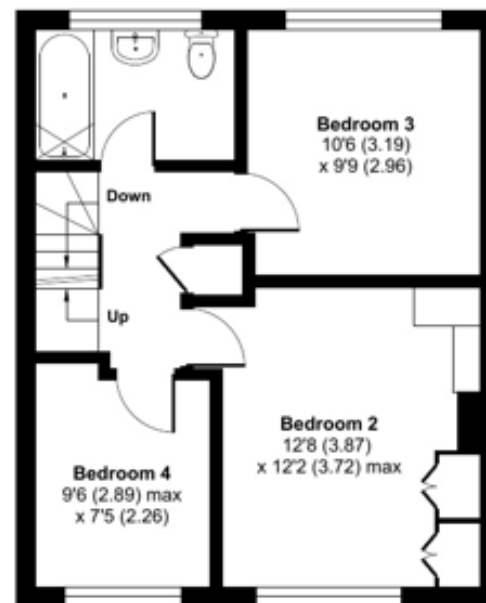
Total = 1872 sq ft / 173.8 sq m

For identification only - Not to scale



Denotes restricted head height

SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritcheom 2025. Produced for Bracketts llp. REF: 1346072

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