



Framley Road, Tonbridge, Kent, TN10

Guide Price £475,000

When experience counts...

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bracketts

Offered for sale is this well presented and recently refurbished three-bedroom semi-detached house, situated on a quiet residential road in north Tonbridge. Internally the property comprises entrance hall, living room / dining room, modern kitchen, lean to, family bathroom and upstairs there are three bedrooms. Outside there is a small garden to the front, a long driveway providing off road parking for multiple vehicles, a single garage with newly fitted electric roller door and a private and secluded garden to the rear mainly laid to lawn. The property has also benefitted from a new central heating system, a full rewire and is also being offered for sale with no onward chain. Early viewings come strongly recommended.

Semi-Detached Home

Three Bedrooms

Living Room / Dining Room

Kitchen

Family Bathroom

Recently Refurbished

Garage & Driveway

Rear Garden

Full Rewire & New Central Heating System

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:

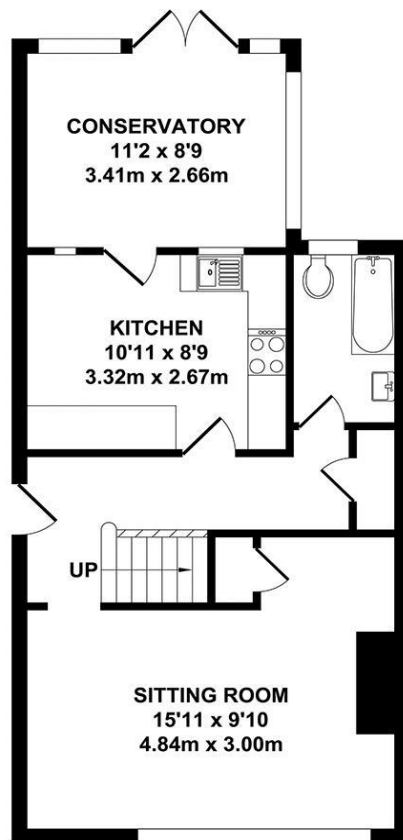
Council Tax Band D

Double Glazed Windows

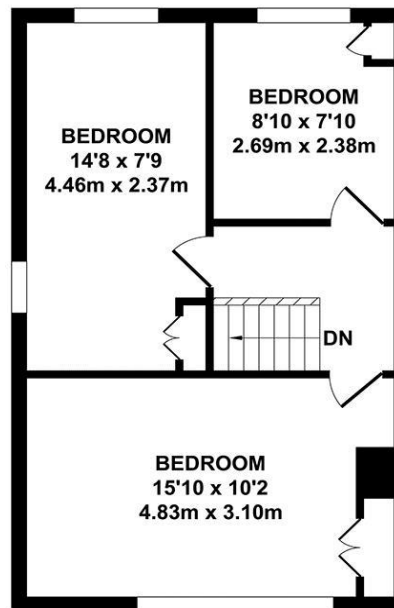
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



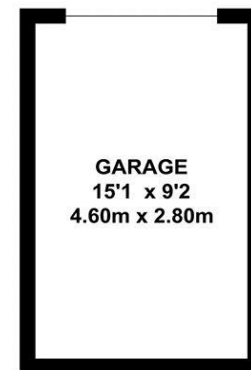
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GROUND FLOOR
APPROX. FLOOR AREA
511 SQ.FT.
(47.50 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
410 SQ.FT.
(38.09 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
139 SQ.FT.
(12.88 SQ.M.)

TOTAL APPROX. FLOOR AREA 1060 SQ.FT. (98.47 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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