



Hectorage Road, Tonbridge, Kent, TN9 2DR

Guide Price £450,000 - £475,000

When experience counts...

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bracketts

Offered for sale is this well presented three-bedroom semi-detached home, situated on a popular road in south Tonbridge. Internally the property comprises entrance hall, living room, dining room, kitchen with breakfast seating area. To the first floor there are three good size bedrooms and a family bathroom. Externally there is a good size rear garden mainly laid to lawn. To the front off street parking for one vehicle. The property benefits from being within close proximity to the high street which offers a range of local shops, supermarkets, cafés, bars and restaurants, as well as Tonbridge Mainline Station. With its south Tonbridge location, you benefit from the easy access to a number of nurseries, primary, secondary and grammar schools. We thoroughly recommend an internal inspection of this great home in order to appreciate the space this lovely house has to offer.

Three Bedrooms

Semi Detached Family Home

South Tonbridge Location

Close to Local Amenities, Coveted
Schools & Mainline Station

Sitting Room

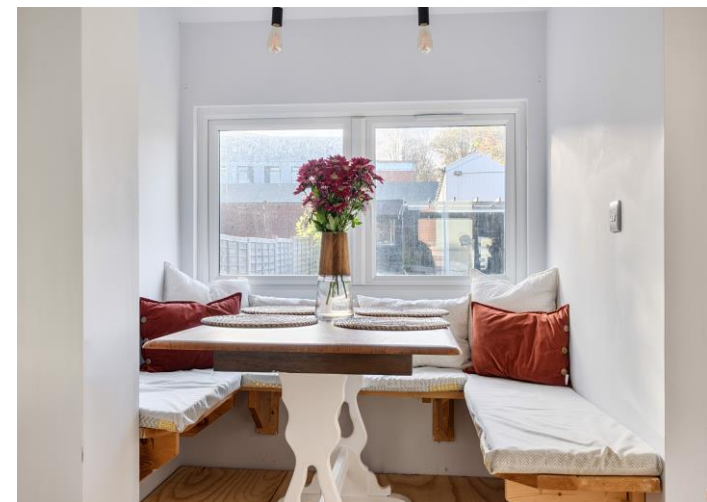
Dining Room

Kitchen With Breakfast Seating Area

Family Bathroom

Good Size Rear Garden

Off Street Parking For One Vehicle





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:

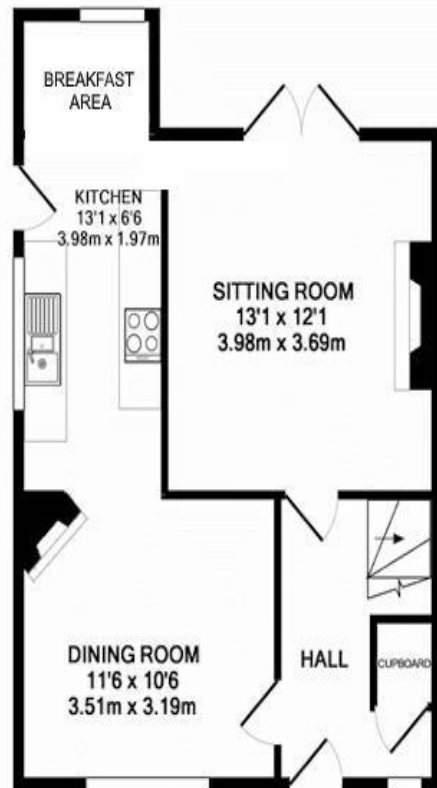
Council Tax Band D

Double Glazed Windows

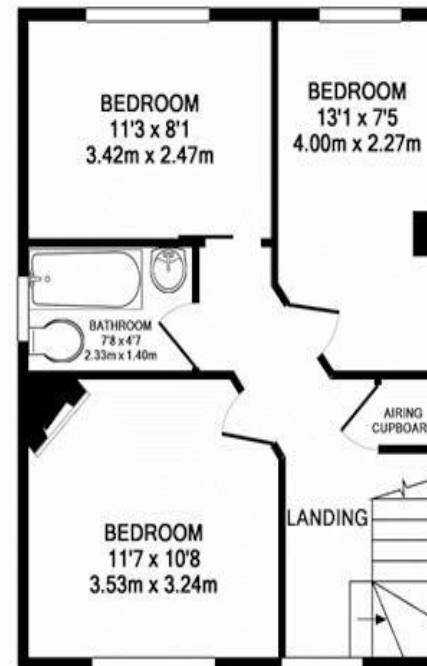
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	80 C
39-54	E		
21-38	F		
1-20	G		



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GROUND FLOOR
APPROX. FLOOR
AREA 461 SQ.FT.
(42.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 434 SQ.FT.
(40.4 SQ.M.)



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HECTORAGE ROAD TONBRIDGE
TOTAL APPROX. FLOOR AREA 895 SQ.FT. (83.2 SQ.M.)
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