Lansdowne Road, Tonbridge - TN9

Tonbridge

Guide Price **£800,000 - £825,000**

bracketts est. 1828

- Detached Family Home
- Kitchen / Dining Room With Feature Vaulted Ceiling
- Walled Gardens
- Four Bedrooms - en suite Shower Shower
- Sought After Town Centre Location - Close to Local Amenities
- Garage & Driveway With Parking For Two Cars
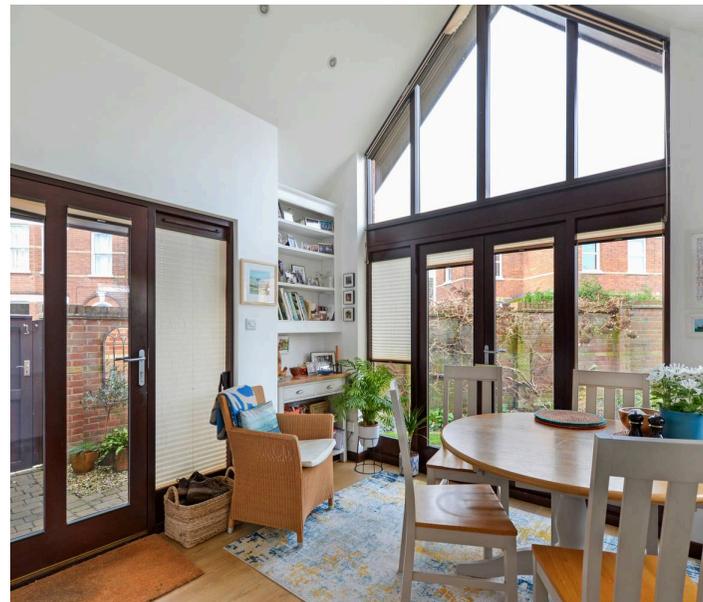
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Bracketts are delighted to offer for sale this rare opportunity to acquire a good size four bedroom detached family home situated in the sought after Slade area of Tonbridge. The property offers views across Tonbridge School grounds, centrally located position close to the popular Slade Primary School, High Street amenities, Tonbridge Castle, Tonbridge Park, river walks and the main line station.

Internally the property comprises entrance hall, cloakroom WC, dual aspect sitting room, dining room. extended & open plan kitchen dining room with feature vaulted ceiling. To the first floor a modern family bathroom and three bedrooms with one boasting en suite shower. Externally there is a walled garden, mainly laid to lawn with low maintenance feature shrubs, a single garage and off street parking for two vehicles. We recommend viewing at your earliest convenience.
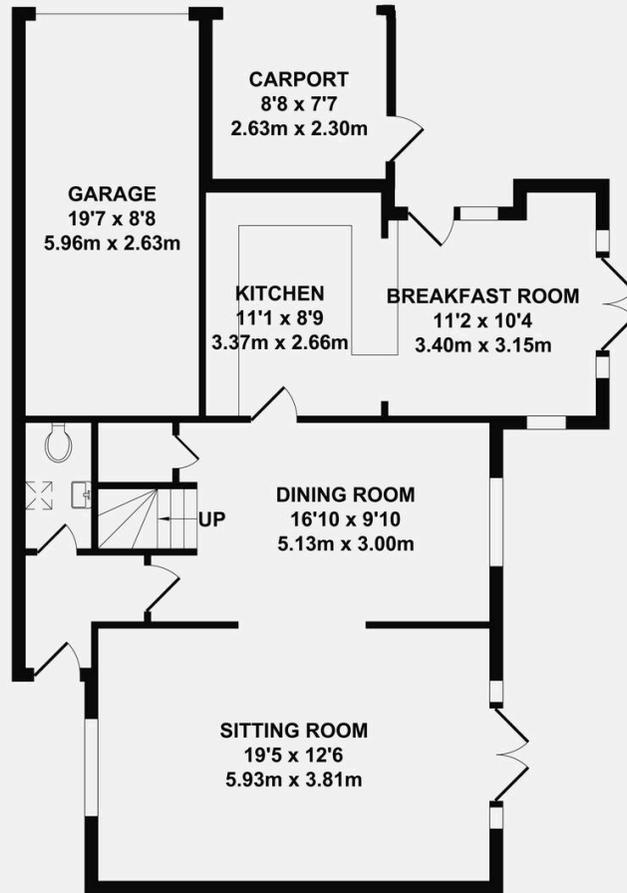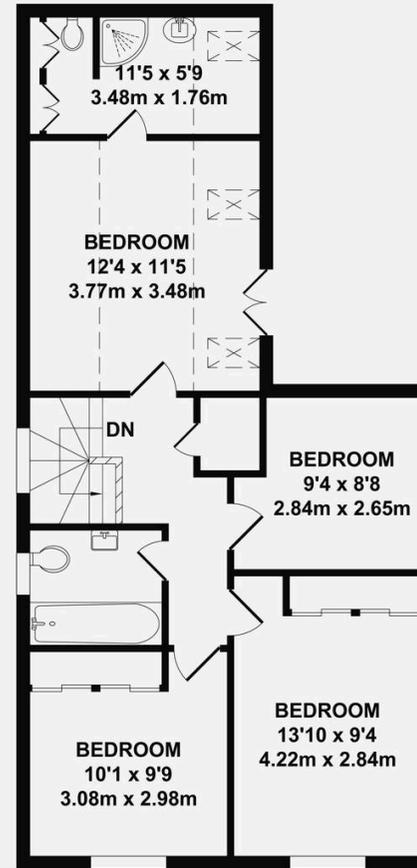
Council Tax band: D

Tenure: Freehold

EPC Rating: C

CARPORT
8'8 x 7'7
2.63m x 2.30m

GARAGE
19'7 x 8'8
5.96m x 2.63m

11'5 x 5'9
3.48m x 1.76m

KITCHEN
11'1 x 8'9
3.37m x 2.66m

BREAKFAST ROOM
11'2 x 10'4
3.40m x 3.15m

BEDROOM
12'4 x 11'5
3.77m x 3.48m

DN

DINING ROOM
16'10 x 9'10
5.13m x 3.00m

UP

BEDROOM
9'4 x 8'8
2.84m x 2.65m

SITTING ROOM
19'5 x 12'6
5.93m x 3.81m

BEDROOM
13'10 x 9'4
4.22m x 2.84m

BEDROOM
10'1 x 9'9
3.08m x 2.98m

GROUND FLOOR
APPROX. FLOOR AREA
869 SQ.FT.
(80.75 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
656 SQ.FT.
(60.92 SQ.M.)

TOTAL APPROX. FLOOR AREA 1525 SQ.FT. (141.67 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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