



Lavender Hill, Tonbridge - TN9 2AT
Tonbridge

Offers in Region of £475,000

bracketts
est. 1828



- South Tonbridge Location
- Three-Bedroom Home
- Large Family Bathroom
- Private Side Access To Rear Garden
- Detached Garden Room
- Close Proximity To HS & MLS
- EPC Rating D
- Council Tax Band D

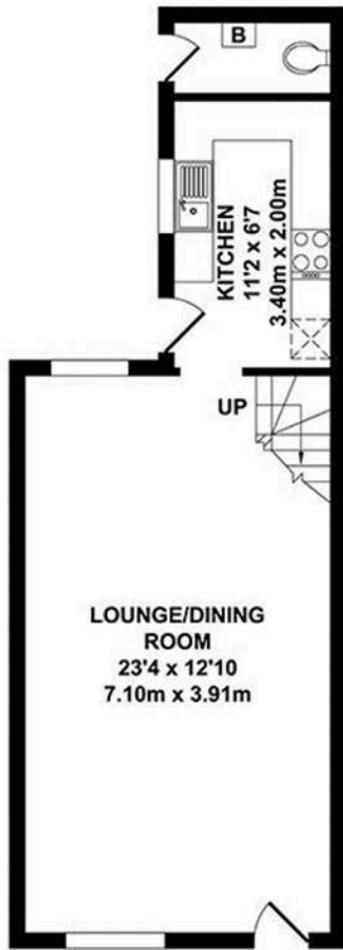
Offered for sale is this well presented and spacious three-bedroom family home, situated on a desirable road on the south side of Tonbridge. Internally the property comprises a large living room / dining room, and modern kitchen to the rear. To the first floor there are two double bedrooms and a large family bathroom. To the second floor there is a further double bedroom with access to the eaves for further storage space. Outside there is a walled courtyard to the front with side access leading you to the rear. To the back is an enclosed and mature rear garden with detached garden room with power and lighting. There is also an outside storage space at the back of the property with the added benefit of an extra W/C. The property benefits from its south Tonbridge location, offering easy access into the town for amenities on the high street, mainline station and local schools. Viewings come highly recommended in order to appreciate the great space this lovely home has to offer.

Council Tax band: D

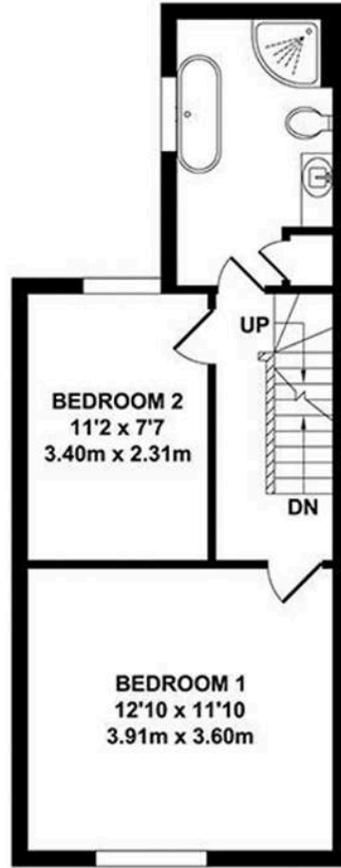
Tenure: Freehold



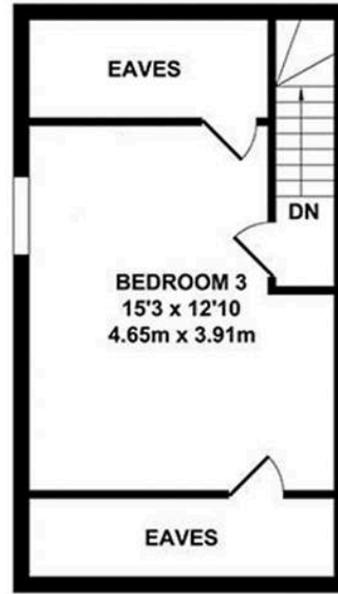




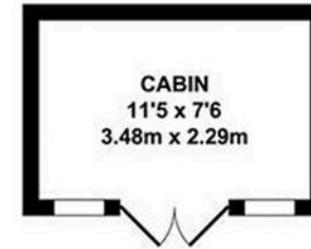
GROUND FLOOR
APPROX. FLOOR AREA
411 SQ.FT.
(38.20 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
389 SQ.FT.
(36.10 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
306 SQ.FT.
(28.40 SQ.M.)



CABIN
APPROX. FLOOR AREA
86 SQ.FT.
(7.97 SQ.M.)

TOTAL APPROX. FLOOR AREA 1191 SQ.FT. (110.67 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.