



Town Acres, Tonbridge – TN10 4NG

Guide Price £550,000 – £575,000

est. 1828
bracketts



The location is a particular highlight. **Tonbridge Station is approximately 1.3 miles away**, making it around a 30-minute walk, with nearby bus stops providing an alternative and convenient route into Tonbridge town centre and the station. The area is also particularly well placed for access to a number of **highly regarded and sought-after local schools**, making this an appealing choice for families looking to establish themselves in this popular part of Tonbridge.

Set within a quiet cul-de-sac, the property enjoys a notably peaceful position while remaining within easy reach of the amenities, transport connections and everyday conveniences the town has to offer.

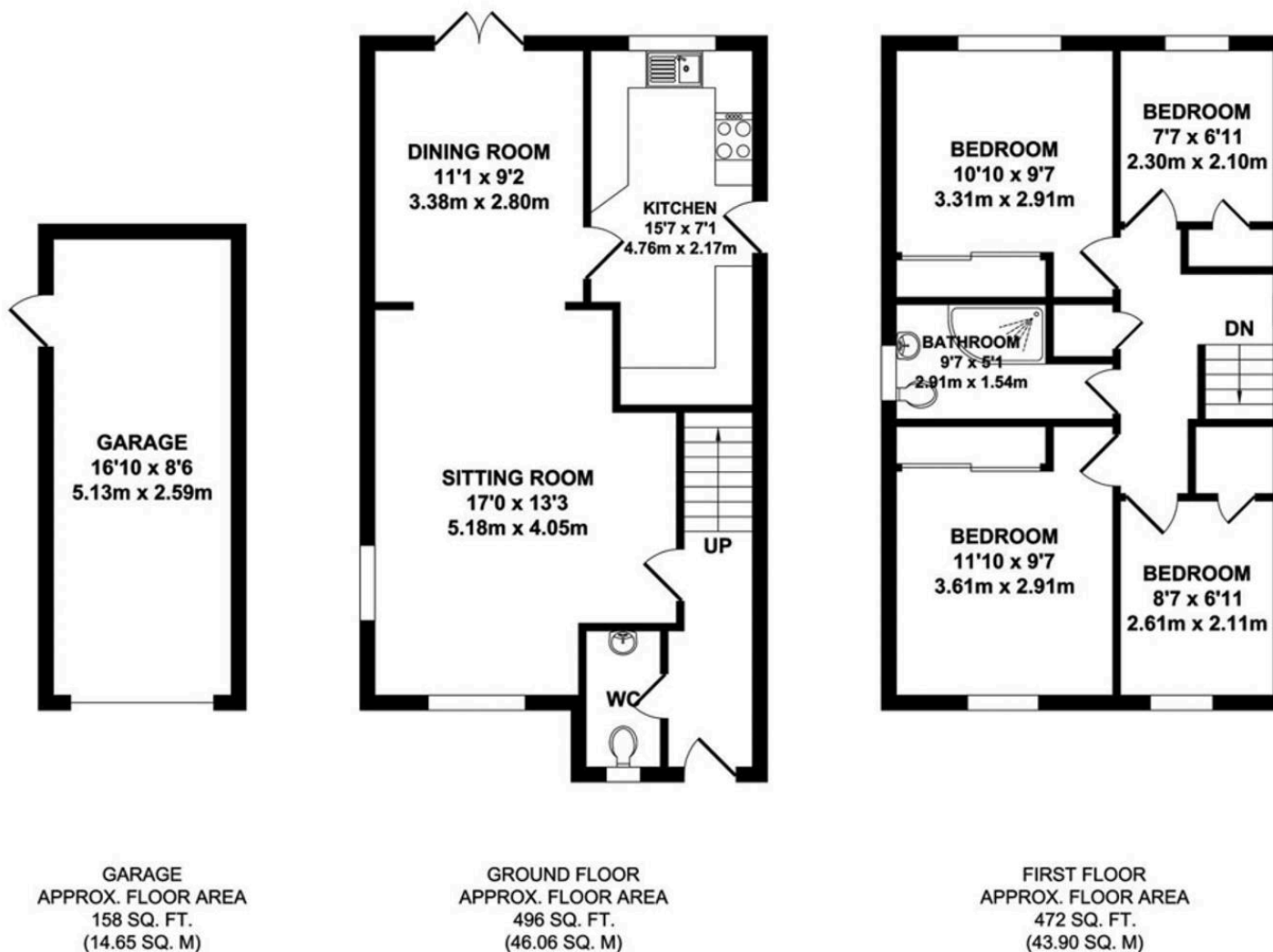
Inside, the property offers well-balanced accommodation arranged over two floors. The ground floor comprises an entrance hall, cloakroom/WC, sitting room leading through to a separate dining area with newly laid Karndean flooring and a modern contemporary Burnhill kitchen/utility room featuring fitted appliances and a quartz work surface.

Upstairs are four bedrooms together with a modern family bathroom, providing the flexibility and accommodation required for modern family life.

Outside, the landscaped rear garden provides a lovely private space, with a reclaimed brick patio, lawned area, raised railway sleeper flower beds and greenhouse. Side access leads to the driveway and a single garage, complete with an electric roller door.







TOTAL APPROX. FLOOR AREA 1126 SQ.FT. (104.61 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 misstatement. 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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