



Tulip Tree Close, Tonbridge - TN9 2SH

Guide Price £549,950

bracketts
est. 1828



Bracketts are delighted to bring to the market this four-bedroom link-detached house, situated in the highly sought-after cul-de-sac of Tulip Tree Close in South Tonbridge. The property is conveniently located close to local amenities, highly regarded primary and grammar schools, and is just 0.3 miles from Tonbridge Mainline Station.

Internally, the accommodation comprises an entrance hall, cloakroom/WC, a spacious sitting room, and an open-plan kitchen/dining room featuring integrated appliances and a bespoke solid oak kitchen with granite worktops.

To the first floor, there are four well-proportioned bedrooms, one of which benefits from an en-suite shower room, together with a modern family bathroom.

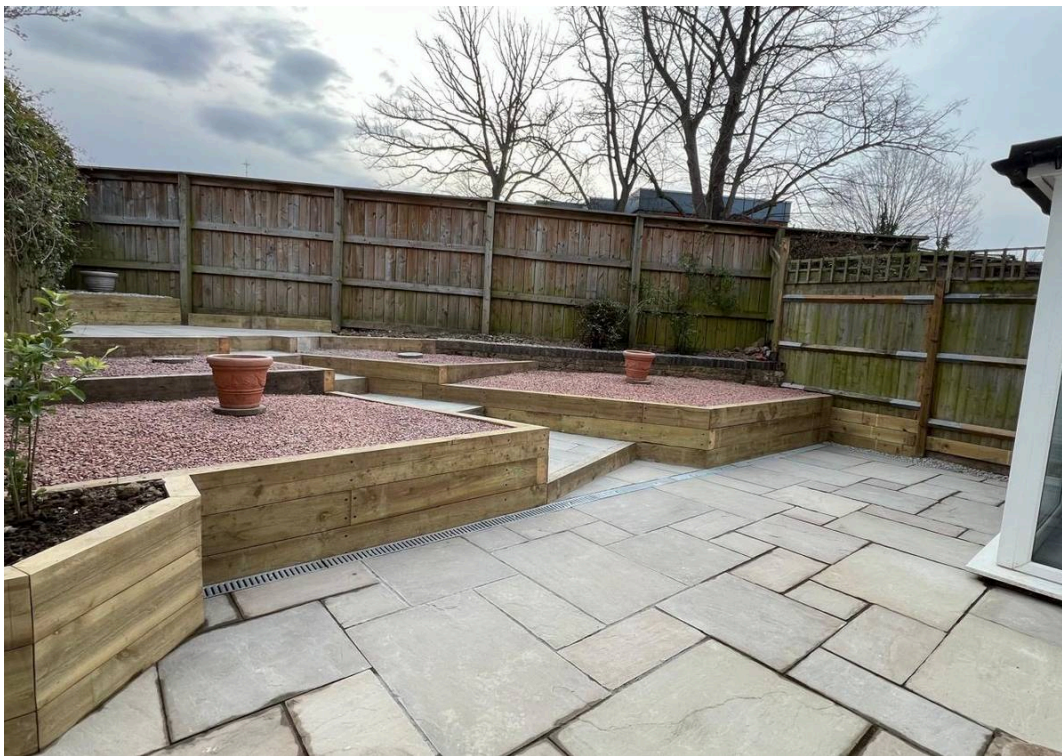
Externally, the property offers a low maintenance landscaped rear garden, single garage and driveway parking to the front. Subject to the necessary planning permissions and consents, the garage could potentially be incorporated into the living accommodation to create a playroom, study, or additional reception space.

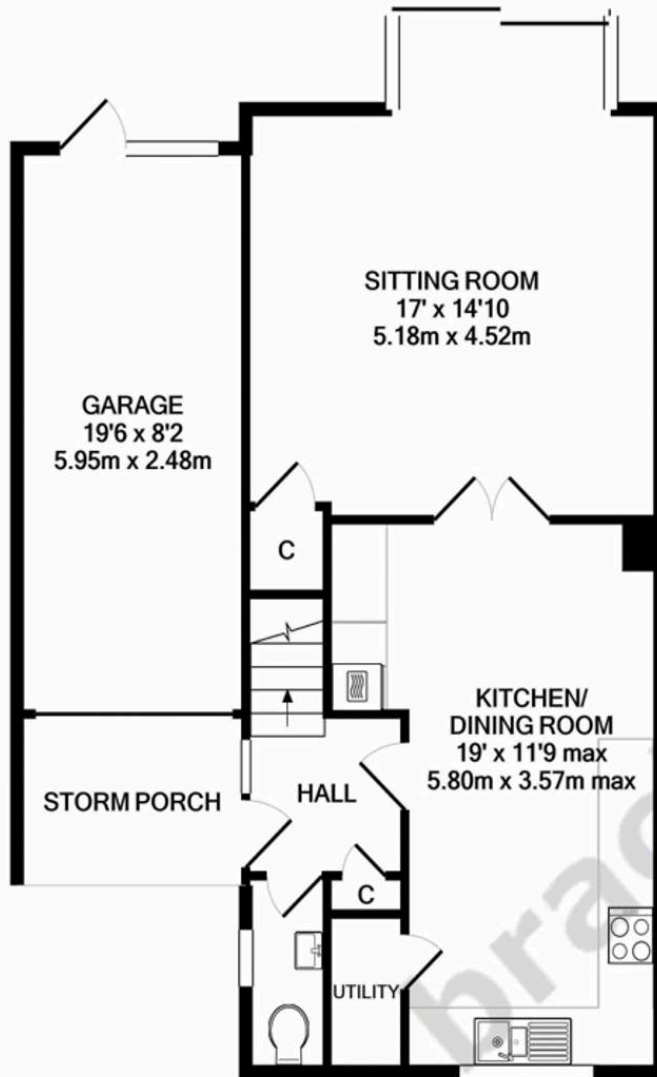
Further benefits include the property being offered to the market with no onward chain.

***Agent's Note:** Please be aware that the property is currently tenanted and is due to become vacant on 3rd October. Prospective purchasers are asked to consider this when making enquiries.

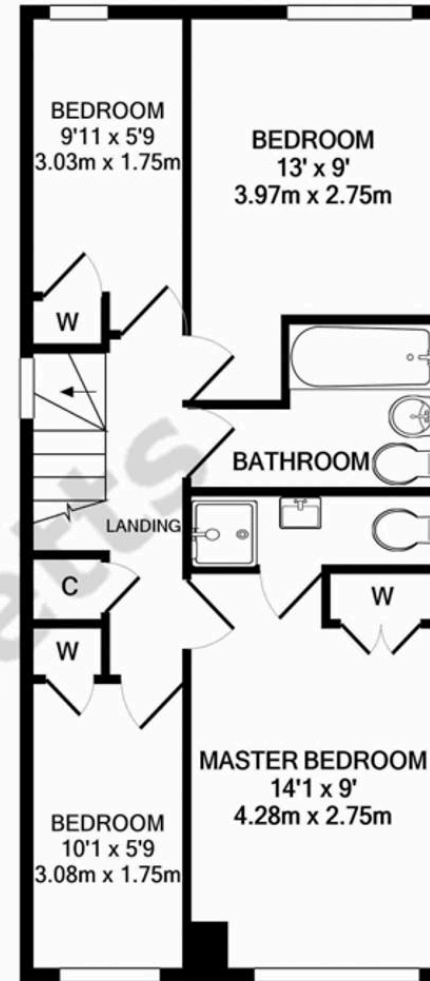
****AGENTS NOTE:** Please note pictures used are when the property was vacant. The Front picture is has been edited and is CGI (computer generated image) Photographs or CGI images are produced in good faith as visual representations.







GROUND FLOOR
APPROX. FLOOR
AREA 720 SQ.FT.
(66.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 488 SQ.FT.
(45.3 SQ.M.)

TULIP TREE CLOSE TONBRIDGE
TOTAL APPROX. FLOOR AREA 1208 SQ.FT. (112.2 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