



Audley Rise, Tonbridge, Kent, TN9 1XU

Guide Price £450,000 - £475,000

When experience counts...

est. 1828  
**bracketts**



Offered for sale is this well presented three-bedroom semi-detached family home situated on the south side of Tonbridge. Internally the property comprises entrance hall, downstairs cloakroom, living room and kitchen / dining room with patio doors opening up onto the rear garden. Upstairs there are three bedrooms and a family bathroom. Outside there is a long driveway with parking for multiple vehicles, lawned front garden and single garage. To the rear there is a well maintained garden with patio area for outdoor entertaining as well as lawn. The property benefits from being within close proximity to Barden Lakes which offers lovely walks through to Haysden Country Park, as well as being within close proximity to Tonbridge high street and mainline station. This lovely home is ideal for families and first time buyers and an internal inspection is highly recommended

**\*\* AGENTS NOTE -** Vendors have planning permission approved for a double extension with a Gable and porch at the front, adding an extra sitting room downstairs, two additional bedrooms upstairs and one of the bedrooms with an en suite

Semi-Detached Home

Three Bedrooms

Living Room

Kitchen / Dining Room

Downstairs Cloakroom

Family Bathroom

Garden

Garage & Driveway

Close Proximity To HS & MLS

Close Proximity To Barden Lakes

Planning Permission / Double  
Extension





## 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 and a full complement of banks and building societies, 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:

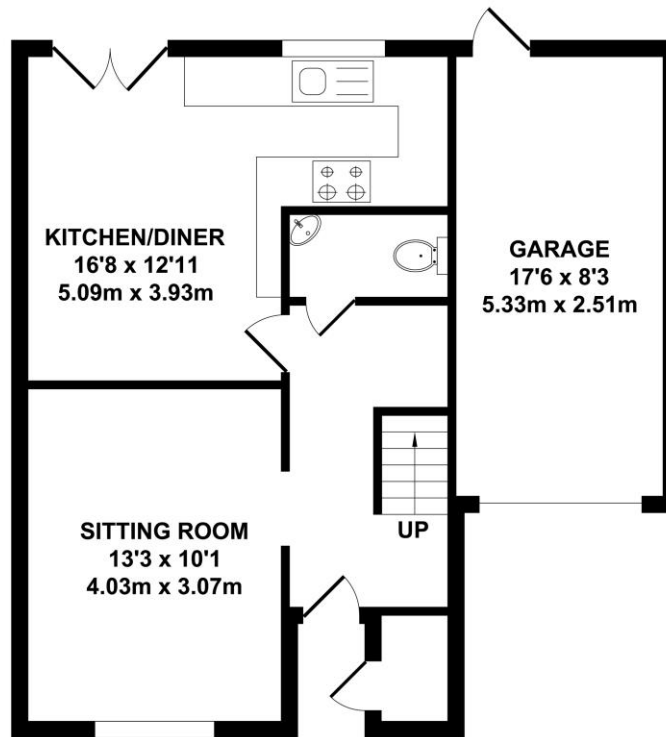
Council Tax Band D

Double Glazed Windows

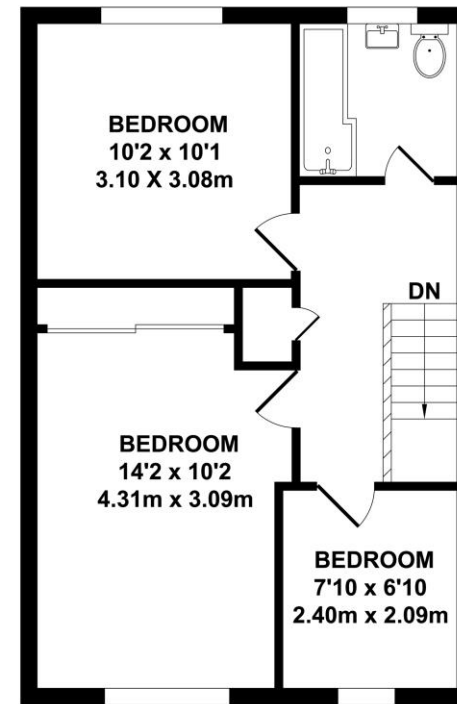
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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GROUND FLOOR  
APPROX. FLOOR AREA  
573 SQ.FT.  
(53.26 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
442 SQ.FT.  
(41.03 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1014.92 SQ.FT. (94.29 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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