



Handel Walk, Tonbridge, Kent, TN10 4DG

Guide Price £475,000 - £500,000

When experience counts...

est. 1828
bracketts

Offered for sale is this three bedroom semi-detached Gough Cooper house situated in the sought after Higham Wood development in north Tonbridge. Close to woodland walks, Martin Hardie Way shopping facilities and coveted schools we recommend viewing at your earliest convenience. Internally accommodation comprises entrance hall, sitting room, open plan kitchen / dining room. To the first floor there is a family bathroom, separate WC and three bedrooms. Externally the property offers an established rear garden with lawn, patio area with access leading to a detached garage. Front garden, side gate with access and covered car port leading to back garden, off street parking for two vehicles.

Three Bedrooms

Sitting Room

Open Plan Kitchen / Dining Room

Family Bathroom

Separate WC

Detached Garage & Driveway

Covered Car Port

Good Size Rear Garden

Sought After North Tonbridge

Location. Woodlands School

Catchment

Viewing Highly Recommended





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		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

Handel Walk



Measurements are approximate. Not to scale. For illustrative purposes only.