



Legg & Co
SALES AND LETTINGS

**Brindles Field |
Tonbridge | TN9**

LINK DETACHED PROPERTY | THREE BEDROOMS | LARGE LIVING SPACE | FIBRE BROADBAND | RECENTLY UPGRADED BATHROOMS |

CLOSE TO TOWN CENTRE

Asking price of £550,000 | Freehold

Legg & Co are delighted to offer for sale this very well presented three bedroom link detached house located on a popular close in South Tonbridge. The property has recently had upgrades to the bathrooms, kitchen, decor and boiler and is stylishly finished throughout. Comprising entrance porch, WC, door to large sitting room with working wood burner, spacious kitchen diner with ample storage cupboards, work surface and fitted appliances. There is a good sized conservatory which has integral access to the garage. To the first floor you find the large Master bedroom with modern en-suite shower room, further double bedroom, a single bedroom and modern three piece family bathroom. Outside the property has a lovely rear garden which is low maintenance and has an area of grass and patio. To the front there is a driveway for multiple cars and access to the garage which has power, light and overhead storage. The property is a close walk to Tonbridge Town centre, mainline train station, other local amenities and Haysden Country Park. The A21 is very accessible from the property and local schooling for primary, secondary and college ages are all within walking distance. Tonbridge is a thriving market town that has developed over the centuries. It boasts a 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, children's 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. We strongly advise booking to view!!







Legg & Co Property Limited
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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	