



Detached family home with scope to update, with a west facing garden and off road parking.

**2 Britten Close, Tonbridge, Kent, TN10 4EG**

£575,000 Freehold





- No onward chain
- Scope to update & re-model
- Tonbridge station approx. 2.4 miles
- Tonbridge town approx. 2.2 miles
- West facing rear garden • Detached garage & off road parking

#### About this property

2 Britten Close is a well-proportioned detached family home, occupying a corner plot and offering versatile and spacious accommodation. The property comes to the market for the first time in over 25 years, with no onward chain, and offers the incoming purchaser the opportunity to remodel and update as required, subject to the necessary building consents. Also of note is the established west facing rear garden, a garage, off road parking and the excellent location to Tonbridge station and town, both within approx. 2.5 miles.

- The principal reception rooms comprise a generous sitting room with a view to the front and a dining room with doors to the rear terrace.
- The kitchen is fitted with wall and base units with work surfaces incorporating a sink and space for appliances, with a stable door to outside.
- There are four bedrooms, all with views to the front and rear gardens and one with built-in storage.
- A shower room and well-appointed bathroom complete the accommodation.
- To the front, there is an area of lawn bordered by established shrubs and a driveway providing parking and leading to the detached garage and pedestrian side access.
- The attractive west-facing rear gardens are predominantly laid to lawn with borders stocked with a variety of shrubs and perennials to the perimeter, with a paved

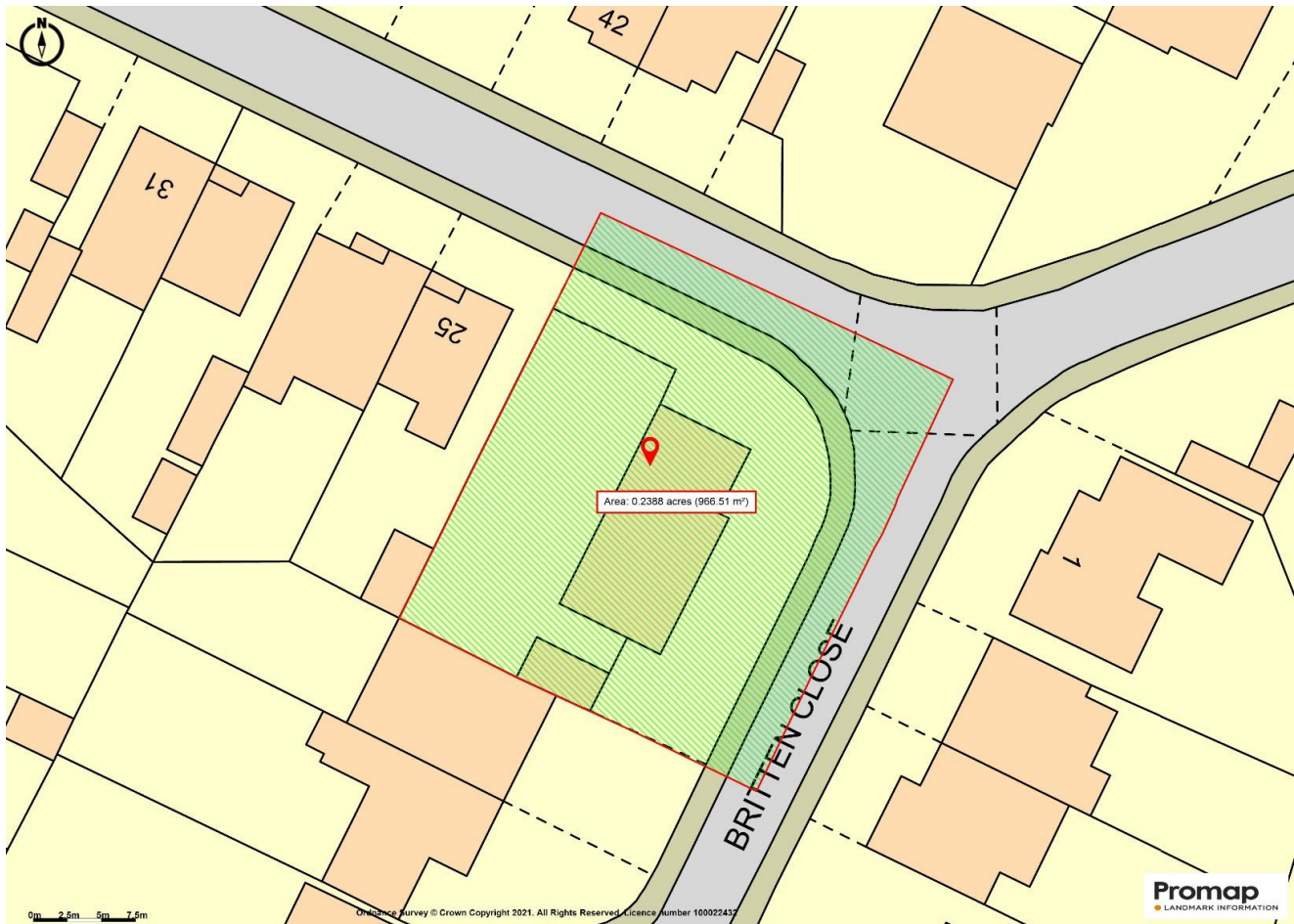
terrace providing a seating area. In total, the plot amounts to about 0.24 of an acre.

#### Local Information

- Comprehensive Shopping: Tonbridge (2.2 miles), Tunbridge Wells (7.4 miles), Sevenoaks (8.4 miles) and Bluewater (25 miles).
- Mainline Rail Services: Tonbridge mainline station (2.4 miles) to London Bridge/Waterloo/Charing Cross.
- Primary Schools: include Woodlands Infant School and Woodlands Junior School (0.9 miles).
- Secondary Schools: The Judd School, Tonbridge. Tonbridge Grammar School and Weald of Kent Grammar School. There are further grammar schools in neighbouring Tunbridge Wells.
- Private Schools: The Schools at Somerhill, Hilden Oaks and Hilden Grange, Tonbridge. Kent College in Pembury. Tunbridge Wells and Sevenoaks prep schools. The Tonbridge School. Kent College, Pembury. The Sevenoaks School and Walthamstow Hall in Sevenoaks.
- Leisure Facilities: Poult Wood Golf Club Higham Lane, Tonbridge Sports Centre and Nizels Golf and Country Club. Tonbridge also benefits from Tonbridge Park and Haysden.
- All distances are approximate.







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Gross Internal Area 1307 sq ft, 121.4 m²

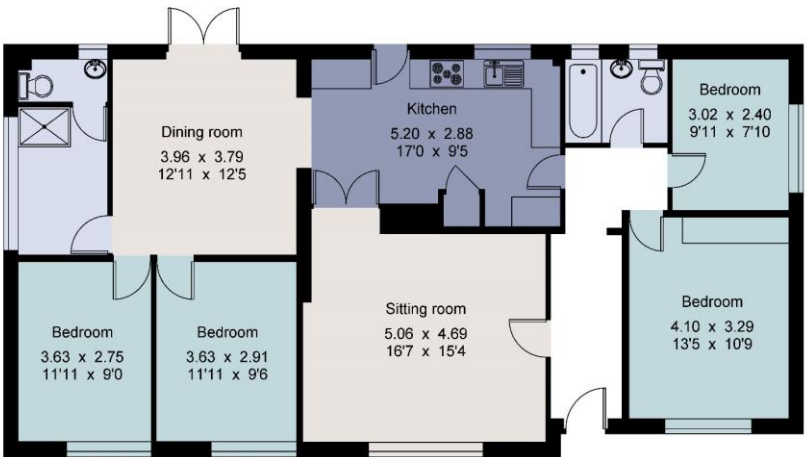
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**Local Authority**  
Tonbridge and Malling Borough Council.  
Tax Band 'F'

**Directions**  
From Sevenoaks proceed southwards towards Hildenborough/Tonbridge on the B245. Continue for approx. 3 miles before turning turn left onto Dry Hill Park Road. Continue straight onto Yardley Park Road and at the T-junction turn left onto A26/Hadlow Road. Continue for approx. 0.5 miles and turn left onto Higham Lane. After approx. 1 mile, turn left onto Walton Road. Take the next left onto Britten Close and No. 2 can be found on the immediate right hand side.


**Viewings**  
All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.

**2 Britten Close, Tonbridge**  
**Gross internal area (approx)** 121.5 sq m / 1307 sq ft  
**Garage** 17.0 sq m / 182 sq ft  
**Total** 138.5 sq m / 1489 sq ft



Ground floor

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

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