



Valley Forge Close
Tonbridge
Kent





**A spacious family home
for sale in the popular
town of Tonbridge.**



The property is well-presented throughout and offers spacious accommodation arranged over two floors. The front door opens into a generous separate tiled entrance hall which leads into the inner hall and provides access to the principal reception rooms along with a stair case to the first floor. The kitchen has been fitted with an attractive range of wall and base units along with a selection of integrated appliances. There is also a door which provides access to the terrace and garden. Leading off the kitchen is the utility room with access to the integral double garage.



The Sitting room is of generous proportions and provides access to a family room and dining room. Both rooms have bi-fold doors which lead into the conservatory and further access to the garden. There is also a useful study and separate w.c. which completes the accommodation on the ground floor.

On the first floor the main bedroom is double aspect and enjoys views over the garden. It also benefits from an en suite shower room. There are three further double bedrooms along with a family bathroom with separate bath and shower.

Externally, the property is approached over a gravel drive with parking for several cars along with the double garage. There is also an area of lawn with shrub borders and mature trees. To the rear of the property the terrace provides an excellent area for al-fresco entertaining to include an attractive pergola adorned with grape vines. The garden itself is mostly laid to lawn with shrub borders.

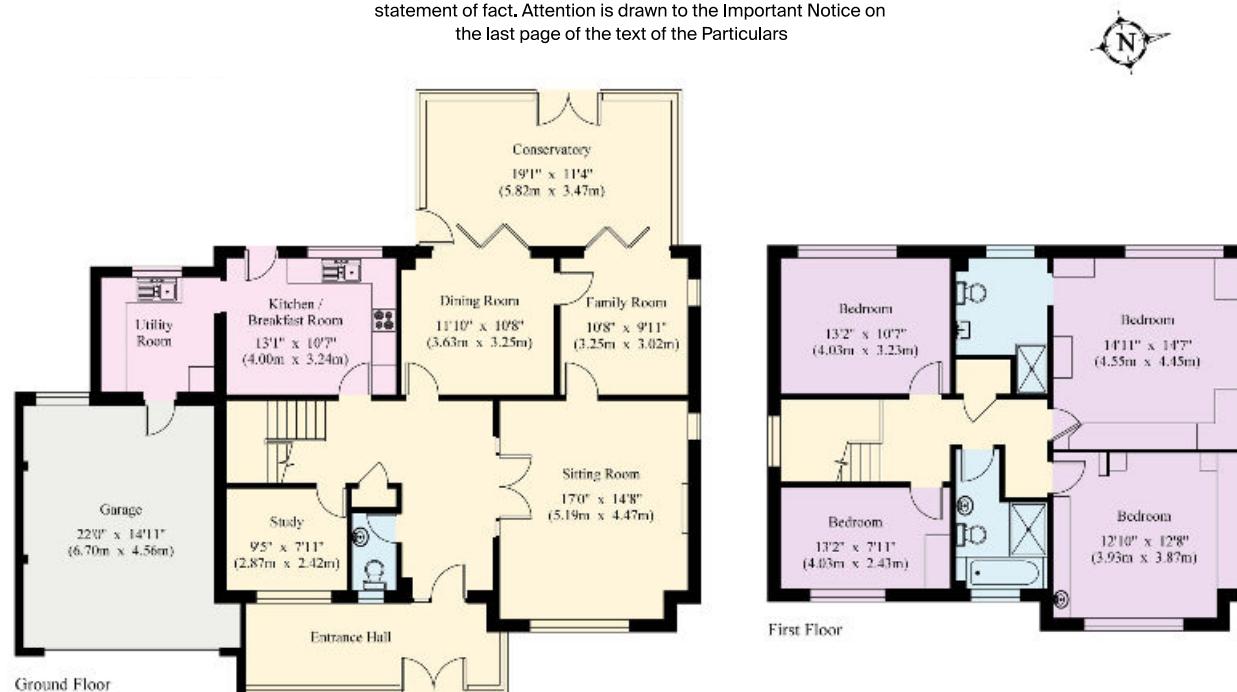


Tonbridge High Street 1.5 of a mile
Tonbridge Station 1.8 mile
A21 2.4 miles
Tunbridge Wells 6.5 miles
Sevenoaks 7.9 miles
(all distances approximate)

Approximate Gross Internal Floor Area

252.4 sq m/2716 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Situation

The town, set in the Medway valley, traces back to the Saxon times and offers residents a mixture of character buildings, Norman castle, river and beautiful park along with comprehensive shopping including Waitrose and other leading high street brands. There are a range of cafes, bars and restaurants and leisure facilities. There are a host of excellent schools both state and private with Hilden Grange, Hilden Oaks and the world renowned Tonbridge school being in close proximity. Furthermore there is a selection of some of the most sought-after primary, grammar and state schools in the town. The M25 (Junction 5) lies 7.3 miles to the north of the property linking up with the wider motorway network including London, Gatwick and Heathrow airports, the Channel Tunnel, Bluewater Shopping Centre and Ebbsfleet International Station.

Services

All mains services

Directions

From Tonbridge town centre proceed out of the town heading in northerly direction along the B2260 for 0.3 miles and then at the traffic lights turn right onto Bordyke which continues into the A26 for 1.2 miles. Valley Forge Close can be found on the right with the property being the first on the right.

Postcode

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I would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [September 2020]. Photographs and videos dated [September 2020].

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