



Audley Rise, TN9 1XU



**tonbridge
property**

Audley Rise, Tonbridge, TN9 1XU



Description

Set in a quiet residential cul-de-sac in South Tonbridge and only moments from Haysden Country Park, is this spacious four-bedroom, two-bathroom, semi-detached family home.

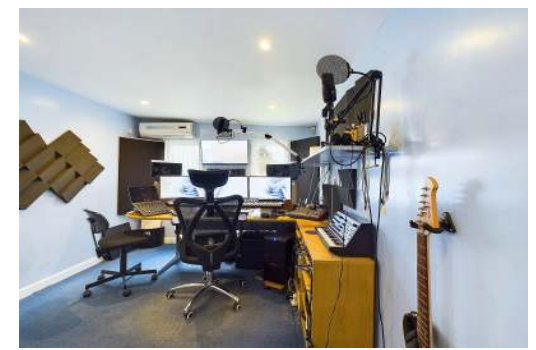
This charming property has been beautifully extended over the years and spans over 1500sqft of floorspace including a spacious veranda with remote controlled blind, wind shield and lighting and a well-equipped garden office, that benefits from cavity wall insulation, triple glazed windows, a heating/air-conditioning unit and a cabled broadband connection.

On the ground floor, the accommodation comprises of entrance porch, kitchen with a breakfast bar and an induction hob range, WC, a spacious hallway, a cozy snug and a living room including a dining area.

To the first floor there are four good sized double bedrooms, a family bathroom and a second shower room.

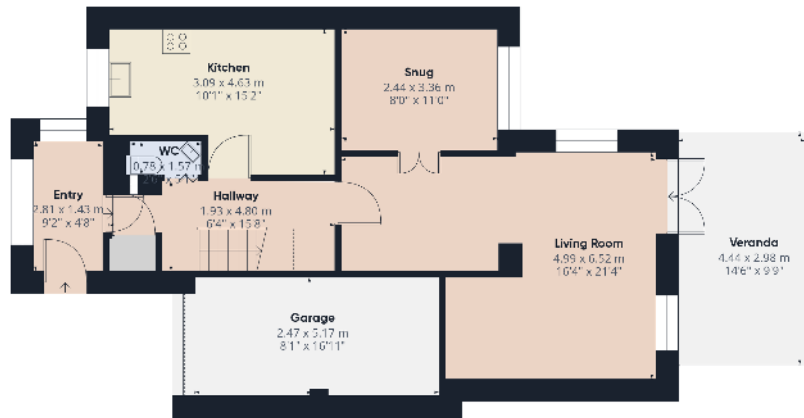
This property is the perfect family home, set in a quiet and tranquil area of Tonbridge yet still less than a 15-minute walk from Tonbridge Main Line station and the High Street. The property also benefits from having access to a rear allotment, as well as a garage and drive for one vehicle.



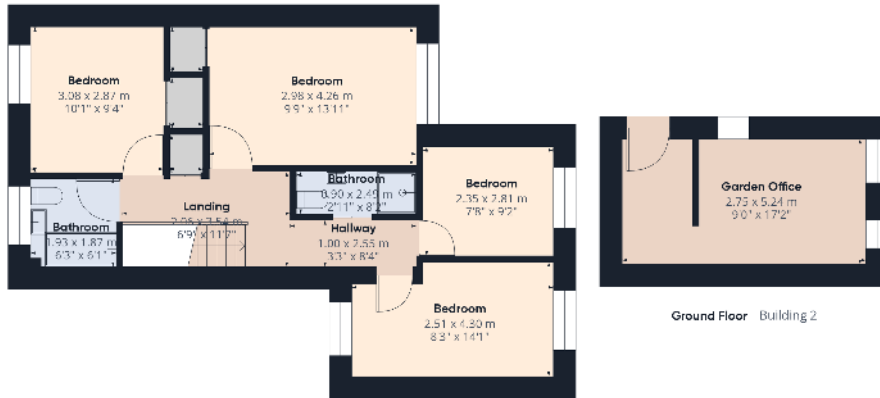


Overview

- Moments from Haysden Country Park
- Four Double Bedrooms
- Two Bathrooms
- Separate Snug/Dining Area
- Veranda and Garden Office
- Access to rear Allotment
- EPC Rating C
- Council Tax Band D



Ground Floor Building 1



Floor 1 Building 1



Approximate total area*
 143.03 m²
 1539.56 ft²

Balconies and terraces
 13.17 m²
 141.76 ft²

Reduced headroom
 1.76 m²
 18.91 ft²

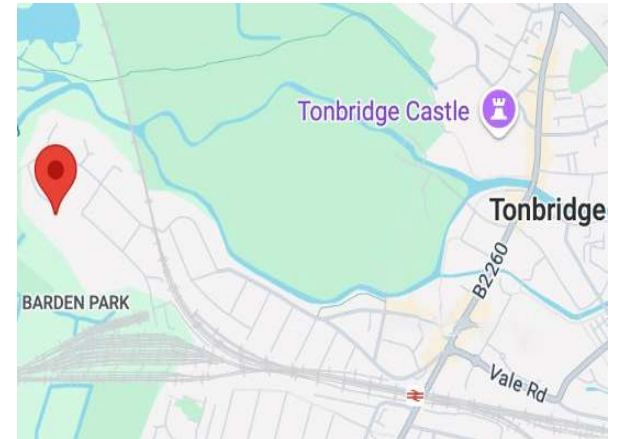
(*) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

ORIPA-PE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.