



35 Farm Lane, Tonbridge, TN10 3DG



**tonbridge
property**



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Description

Located just off London Road and set in a quiet cul-de-sac, this deceptively spacious, four-bedroom terraced house, ticks many boxes.

The property comes with a spacious kitchen diner on the lower ground floor, a large Lounge looking out on to the rear of the property, two further bedrooms and bathroom on the

second floor and a third bedroom and master bedroom with En-suite on the top floor. Outside, the property features a good-sized garden, perfect for outdoor dining, gardening, or simply unwinding with family and friends.

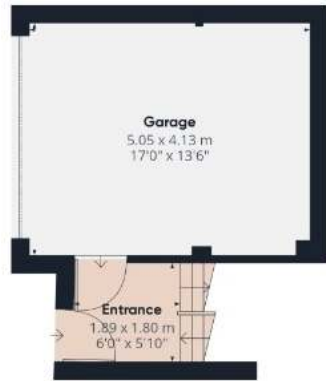
The property is offered chain-free, and it also comes with its own drive and garage.





Overview

- 4 Bedrooms
- Chain-free
- Large Bright Kitchen Diner
- 36ft x 20ft rear Garden
- Spacious Lounge
- 2 Bathrooms
- Drive and Garage
- EPC rating D



Ground Floor



Lower Ground Floor



Floor 1



Floor 2



Floor 3



Approximate total area¹⁾

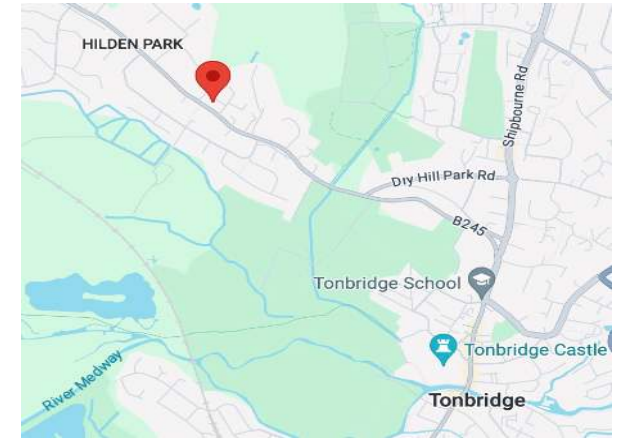
130.96 m²
1409.64 ft²
Reduced headroom
0.24 m²
2.58 ft²

(1) Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 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.