

# 61 Dowgate Close

Tonbridge • TN9 2EJ





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**Kings Estates are proud to offer this well presented three-bedroom home with driveway, garage and 80ft South-West facing rear garden with scope for extending (subject to planning permission and the necessary consents).**

- Three Bedrooms
- Semi-Detached House
- Light & Airy Sitting Room
- Dining Room Opening To Kitchen
- Garage
- 80ft South-West Facing Rear Garden
- 1.1 Miles to Tonbridge Mainline Train Station
- Off Road Parking
- Potential To Extend (subject to planning permission and the necessary consents).
- Viewing Comes Highly Recommended

EPC Rating: D



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## DESCRIPTION

Kings Estates are proud to offer this well presented three-bedroom home with driveway, garage and 80ft South-West facing rear garden with scope for extending (subject to planning permission and the necessary consents).

## LOCATION

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' 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.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables.

## GROUND FLOOR

### HALL

Ceiling mounted light, stairs to first floor, door to:

### SITTING ROOM

Front aspect window, ceiling mounted light, under-stairs storage cupboard, gas fire with hearth and surround.

### DINING ROOM

Rear aspect window, ceiling mounted lights, door to cupboard.

### KITCHEN

Dual aspect room with rear aspect window, side aspect window, and side aspect door to garden. Modern fitted kitchen comprising a range of wall and base units with roll top worksurfaces and tiled splashbacks, inset sink with mixer tap and drainer. Integrated fridge, dishwasher and oven with electric hob, space and plumbing for washing machine. Ceiling mounted spotlights.

## FIRST FLOOR

### LANDING

Side aspect window, ceiling mounted light, loft hatch (not inspected), doors to all rooms.

### MASTER BEDROOM

Front aspect window, ceiling mounted light.

### BEDROOM 2

Rear aspect window, ceiling mounted light.



### BEDROOM 3

Front aspect window, ceiling mounted light, built-in cupboard.

### BATHROOM

Rear aspect frosted window, white suite comprising panel enclosed bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, recessed ceiling mounted spotlights.

### OUTSIDE

To the front of the house here is a lawned area with flower bed border and driveway leading to the garage.

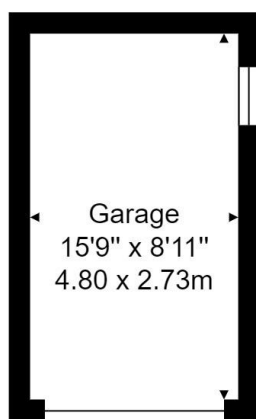
To the rear of the house there is a South-West facing, well kept low maintenance level garden which is mainly laid to lawn to flowerbed borders. The rear garden measures approximately 82ft x 31ft.

### OTHER INFORMATION

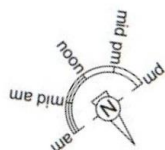
COUNCIL TAX BAND - D - £1,887.14 for the year 2020/21 Tonbridge and Malling Borough Council



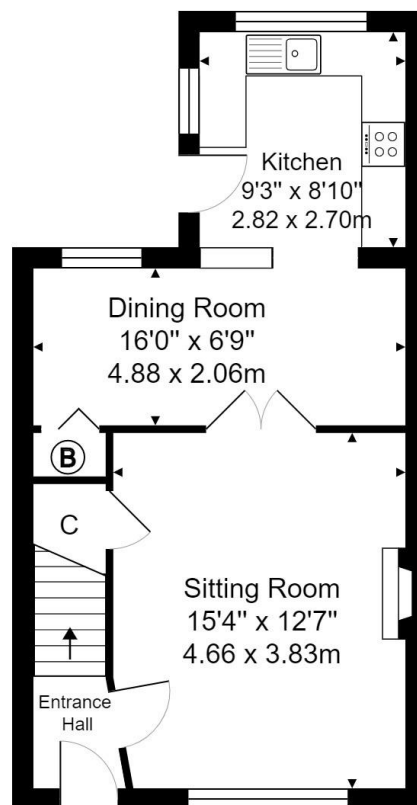
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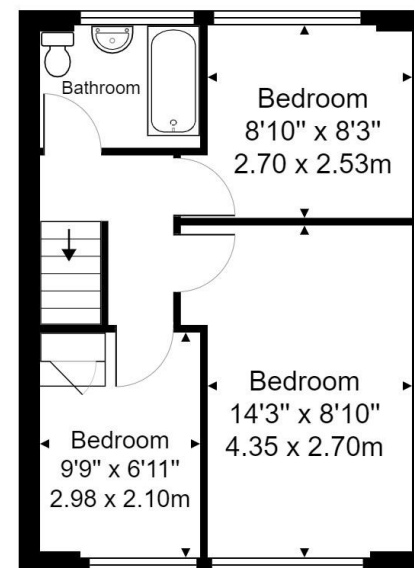
**Garage**



**Approx. Gross Internal Area:**  
House 813 sq. ft / 75.5 sq. m  
Garage 141 sq. ft / 13.1 sq. m



**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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