



PRESTIGE & VILLAGE

UK's finest properties

24, GREAT THREADS, TONBRIDGE, TN12 0FN



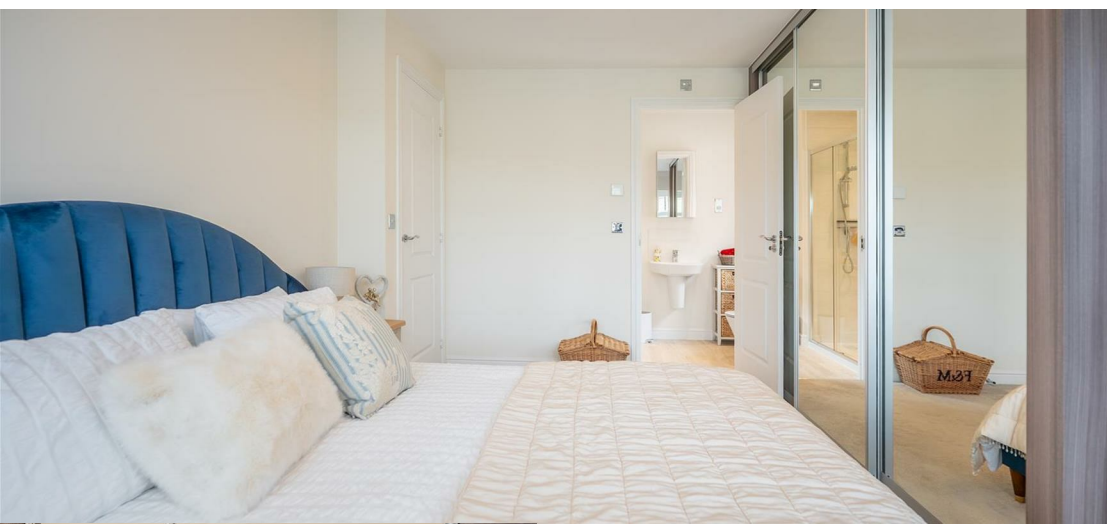
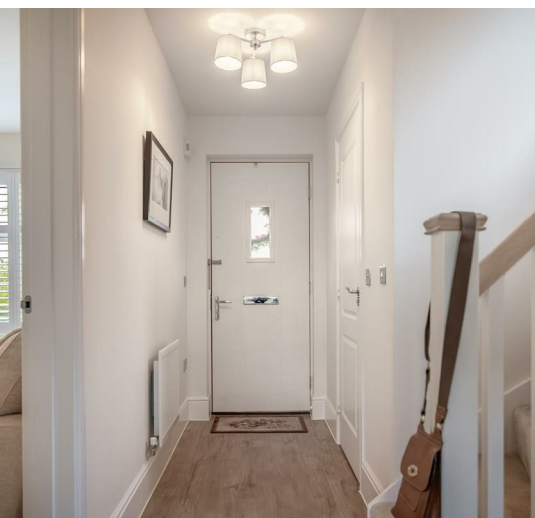
An opportunity to purchase this truly stunning modern 4 bedroom detached family home situated on this popular tree-lined development located just a short walk from the mainline station. This beautiful property offers generous well planned accommodation that includes an impressive entrance hall, ground floor cloakroom, large bay-fronted lounge with bespoke fitted shutters, stunning kitchen/dining space with doors to the beautiful landscaped gardens, utility cupboard with space for appliances. On the first floor there are 4 immaculately presented bedrooms with bespoke fitted shutters, ensuite shower room and family bathroom. The property is being sold with additional appliances, all light fittings and shutters. There is driveway parking for several cars and a beautiful landscaped garden.





- Stunning Detached Home
- 5 years remaining Warranty
- Much Improved
- Landscaped Garden
- Offers Invited
- Walk to Station
- Complete Chain Above
- Generous Accommodation







ENTRANCE HALL

Impressive Entrance

CLOAKROOM

Ground Floor Cloakroom

LOUNGE

14'9 x 11'6 (4.50m x 3.51m)

KITCHEN/DINING ROOM

19'7 x 14'8 (5.97m x 4.47m)

BEDROOM ONE

12'9 x 10'10 (3.89m x 3.30m)

BEDROOM TWO

11'11 x 9'10 (3.63m x 3.00m)

BEDROOM THREE

9'5 x 7'8 (2.87m x 2.34m)

BEDROOM FOUR

9' x 8'6 (2.74m x 2.59m)

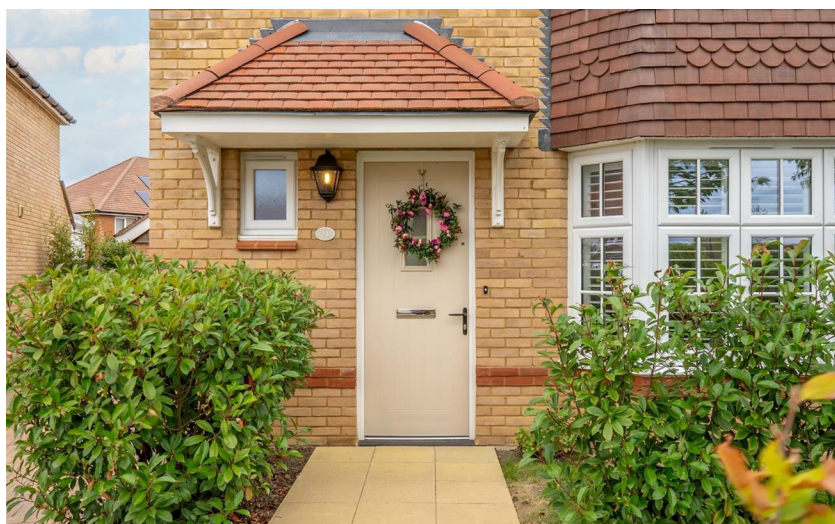
FAMILY BATHROOM

Fitted with traditional Suite

EN-SUITE

Shower Room





Band

Energy Efficiency Rating

Energy Source	Efficiency (%)	Rating
Very energy efficient - new ranking only	92 (95%)	A
(91-95%)	85 (90%)	B
(86-90%)	75 (80%)	C
(76-85%)	65 (70%)	D
(70-75%)	55 (60%)	E
(66-69%)	45 (50%)	F
(60-65%)	35 (40%)	G

Not energy efficient - higher existing costs

Environmental Impact (CO₂) Rating

Energy Source	CO ₂ Emissions (%)	Rating
Very environmentally friendly - near CO ₂ emissions	12 (30%)	A
(31-41%)	25 (40%)	B
(42-50%)	35 (50%)	C
(51-64%)	45 (60%)	D
(65-70%)	55 (70%)	E
(71-80%)	65 (80%)	F
(81-90%)	75 (90%)	G

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/91/EC

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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