



Kippings Cross Cottage
Maidstone Road
Matfield
Tonbridge
Kent
TN12 7HA

Offers in Excess of £880,000

bettermove

Maidstone Road Tonbridge

Bettermove are proud to present this impressive 6 bedroom detached house in the sought after area of Matfield.

The property benefits from double glazing, LPG gas central heating throughout and has ample off street parking available. The council tax band is F.

The interior of this beautifully presented property briefly comprises three reception rooms including a separate dining room, the fitted kitchen, shower room and two double bedrooms on the ground floor. The first floor consists of 3 double bedrooms bedrooms, feature landing area and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months. This property also has a self contained one bedroom detached annex with an open plan living area with the fitted kitchen and a three piece bathroom on the ground floor. The first floor has a large double bedroom with ample storage space.

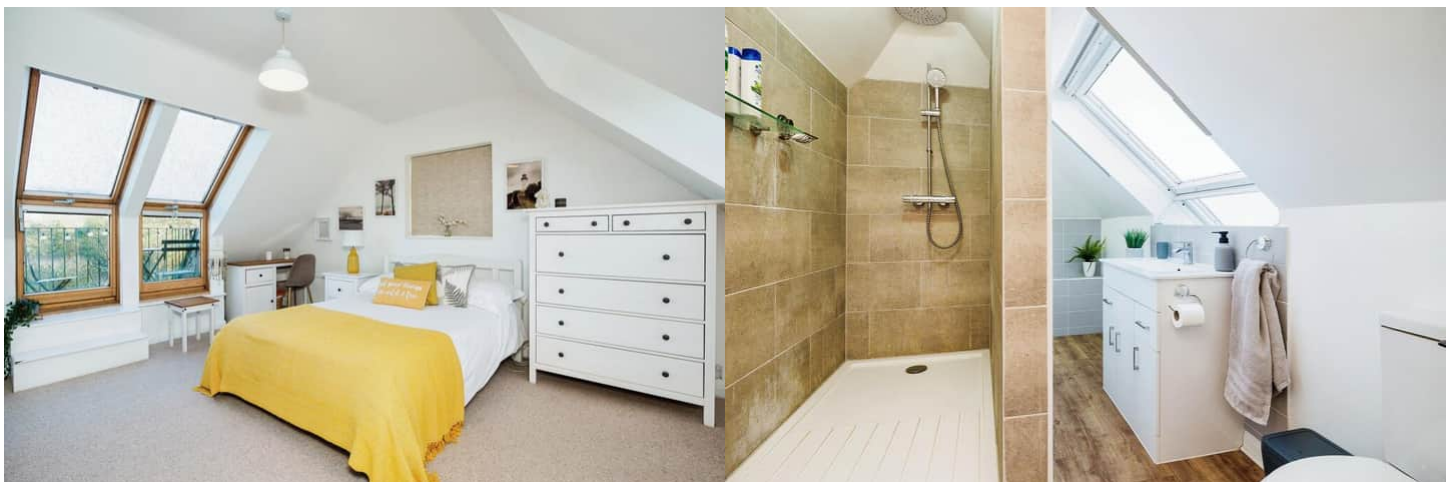
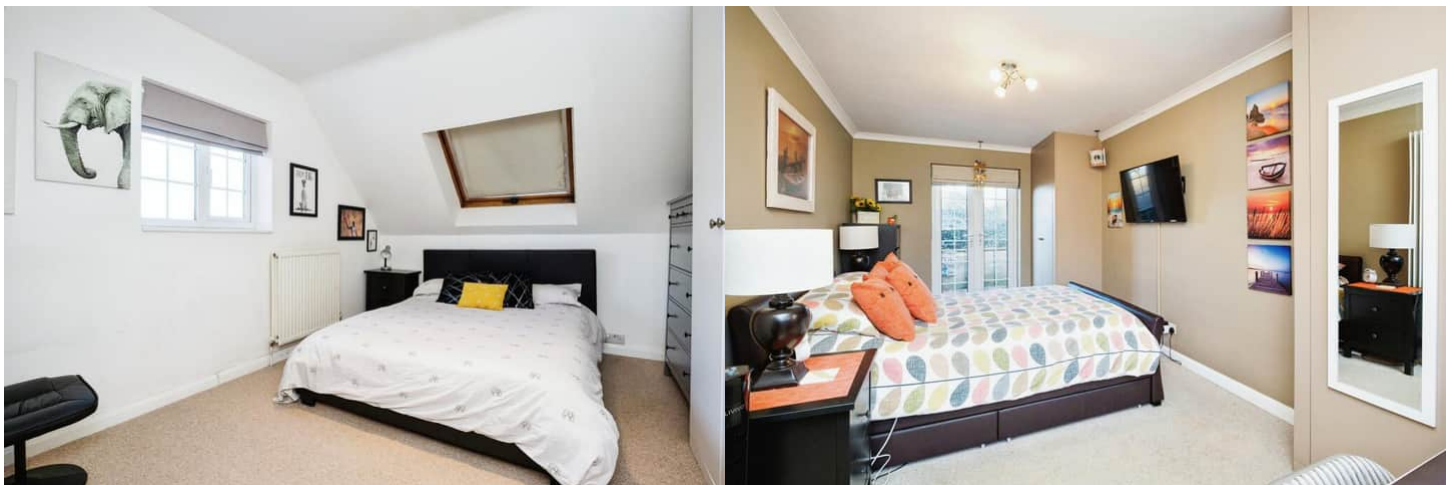
Located in the small village of Matfield, the property is close to excellent transport connections such as the A21 & M25 providing access to all necessary amenities. The location also benefits with direct access to long walking/dog walking trails.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Ground Floor



First Floor



Annexe Ground



Annexe First

Total floor area 264.4 m² (2,846 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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