



**8 St Marys Road
Tonbridge
Kent
TN9 2LD**

- Feature Hallway & 1st Floor Landing
- 4 Bedrooms. Bathroom with Sep Shower
- Through Sitting Room
- Separate Dining Room
- Modern Fitted Kitchen
- Utility & Cloakroom
- Garden Room
- Parking/Garage

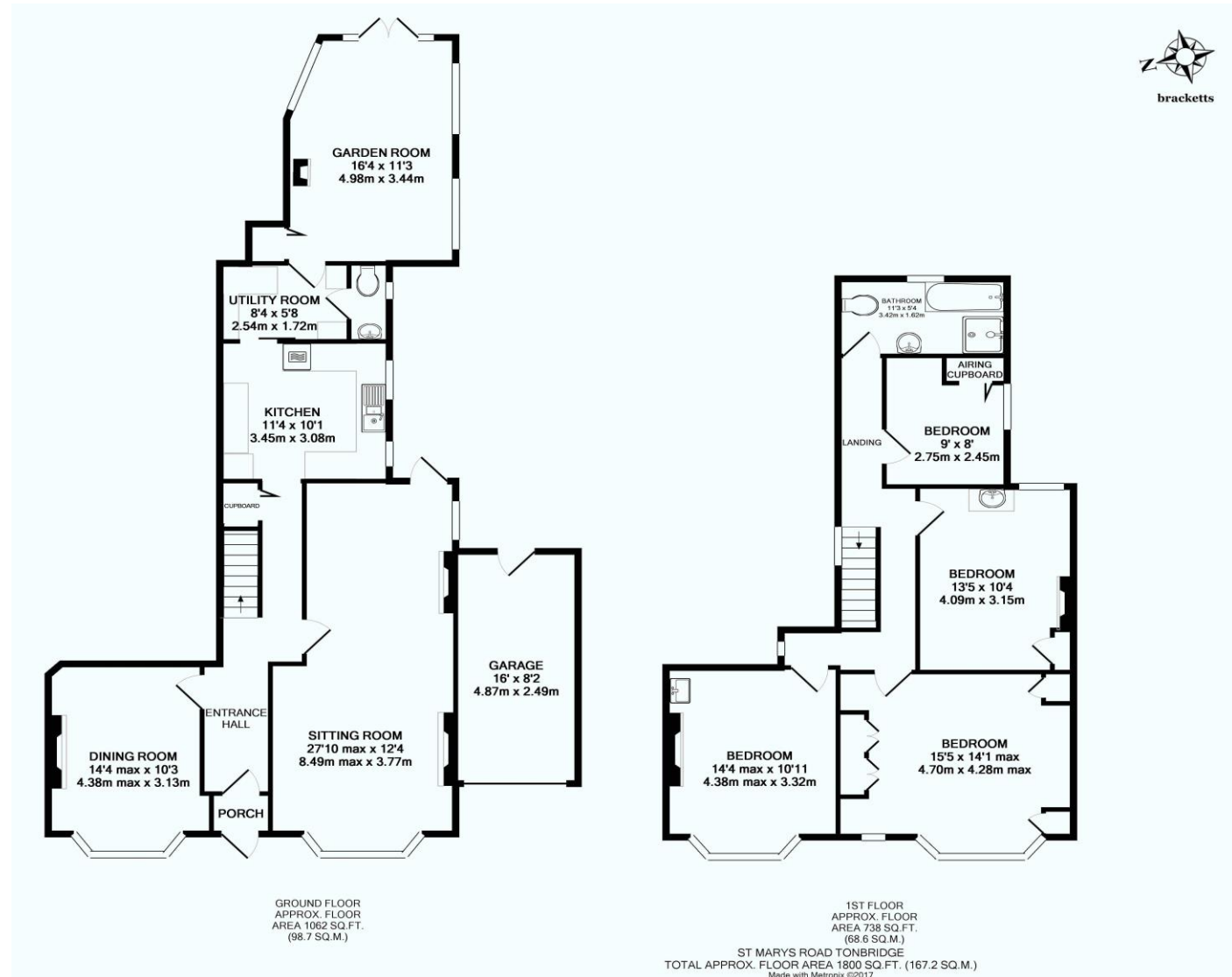
**Guide Price £800,000 - £850,000
Freehold**

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FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



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VIEWING

By appointment with Bracketts on 01732 350503

SITUATION

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. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

TO BE SOLD

This substantial double fronted family home offering excellent accommodation arranged over two floors retains a number of period features associated with properties of this age including fireplaces, cornices, picture rails, coving, dado rails, decorative ceiling roses etc. The property has been improved by the present owners which included a refitted kitchen, the installation of double glazed window units and a delightful garden room was added in recent years and this has a multi-fuel stove. An interior inspection is considered essential to fully appreciate the well arranged and spacious accommodation offered.

GROUND FLOOR

Entrance door into enclosed porch, glazed door into:

ENTRANCE HALL

With two radiators, useful downstairs store cupboard.

DINING ROOM

With three radiators in bay, stone effect fireplace with open grate.

THROUGH LOUNGE/SITTING ROOM

Was originally two rooms and has two feature fireplaces, one of which has an open grate, four radiator, casement door to garden, side window.

KITCHEN

Comprising one and a half bowl sink unit, electric double oven/grill, induction hob with filter hood over, range of store cupboards both wall and floor units, two side windows, radiator, granite work tops, integrated fridge and freezer, tiled floor and walls, drawer units, access into:

UTILITY ROOM

With plumbing for dishwasher and washing machine, wall mounted gas fired central heating boiler, fitted store cupboard with high level cupboards over.

CLOAKROOM

With wash hand basin, WC suite, tiled walls.

GARDEN ROOM

Triple aspect with casement doors to garden, multi-fuel stove. Ceiling lights, cupboard with space for tumble drier and access to useful storage roof space.

FIRST FLOOR

Feature landing with side windows, 2 radiators.

BEDROOM ONE

With fitted wardrobe cupboards with high level cupboards over and bed-head recess, two radiators, two windows to front.

BEDROOM TWO

Attractive tiled fireplace with coloured tiled inserts, wash hand basin basin, radiator, wall light points.

BEDROOM THREE

With wash hand basin, fireplace, shelved store cupboard to side of chimney breast, radiator.

BEDROOM FOUR

With built in airing cupboard, rear window.

BATHROOM

Comprising panelled bath, separate shower cubicle, vanity unit, wc suite, ladder style radiator, bathroom cabinet with lights, tiled walls, window.

OUTSIDE

The property has parking spaces, one to the side the other in front of the garage. This is currently used as a hobbies room with the up and over entrance door having been sealed. There is a rear door to garden, electric light and power. It is considered relatively easy to convert this back into a small garage if required. A particular feature is the delightful landscaped rear garden. To one side there is an extensive decked area with a sun canopy to the side of the garden room and an wall mounted patio electric heater, tap, exterior lights. There are paved patios and a bark chipped area, tap, exterior lights. To the other side of the property is a gate which gives access to the timber garden shed, coal bunker, integral store and door to the front. Enclosed front garden.

