



3, The Gables Lyons Crescent, Tonbridge, TN9 1ES.

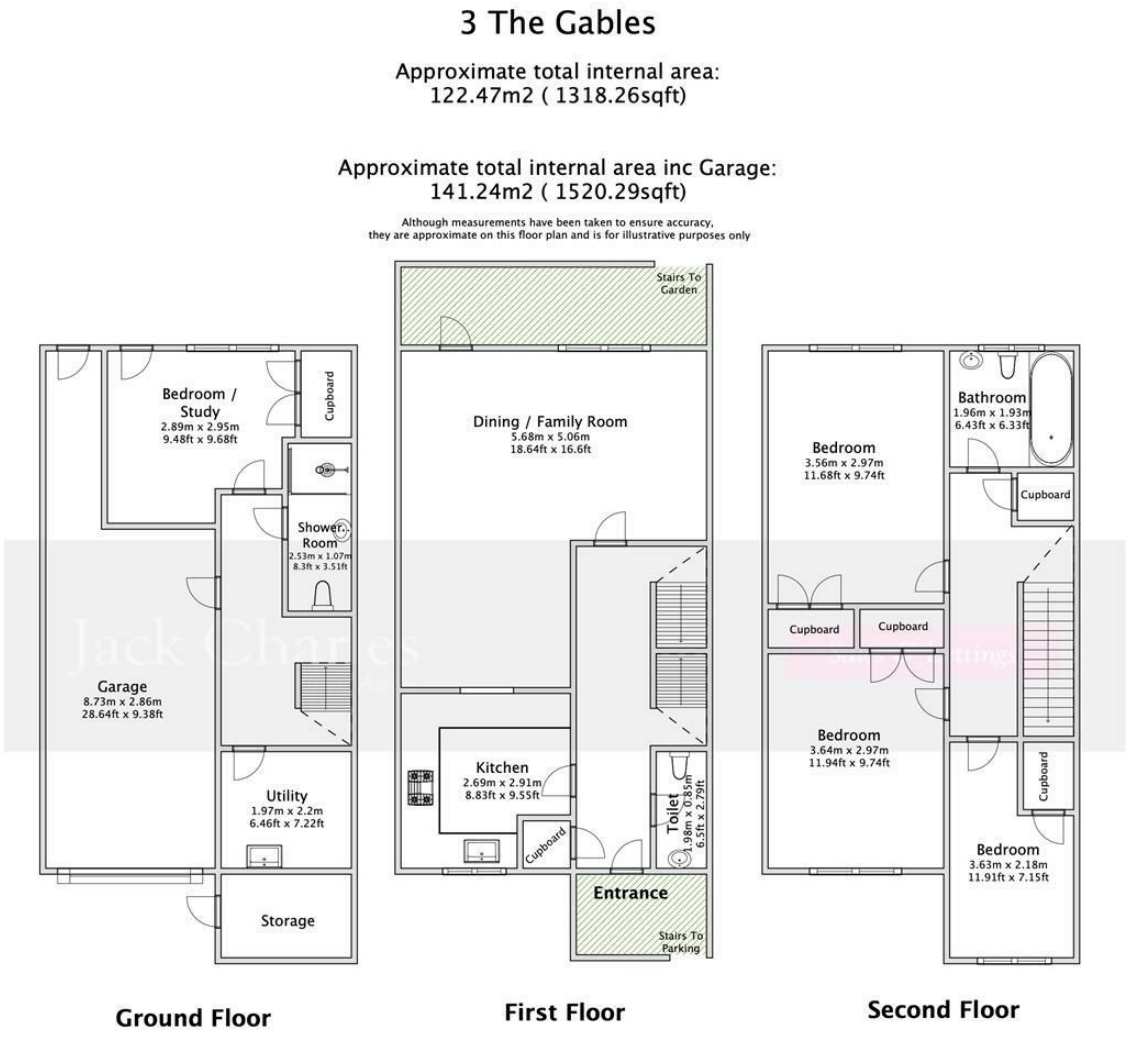
Guide Price £600,000 - £650,000

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Sales & Lettings

- Town House In A Central Location
 - Two Bathrooms + Cloakroom
 - Living Room
 - No Forward Chain
- Four Bedrooms
 - Lovely Garden
 - Kitchen
- Three Floors
 - Garage & Parking
 - Requires Some Updating

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	76
		EU Directive 2002/91/EC

Important Notice:
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To Be Sold

Situated centrally in the heart of Tonbridge is this charming townhouse on Lyons Crescent and presents an excellent opportunity for those seeking a chain free family home. Boasting four well-proportioned bedrooms, this property is ideal for families or those looking for extra space. You enter via the first floor into a hall with stairs leading to all floors. The Kitchen is to the front and there is a lovely lounge / dining room to the rear with steps down to the garden. To the second floor are three bedrooms and a bathroom and to the lower ground floor there is a bedroom and shower room as well as access to the garage.

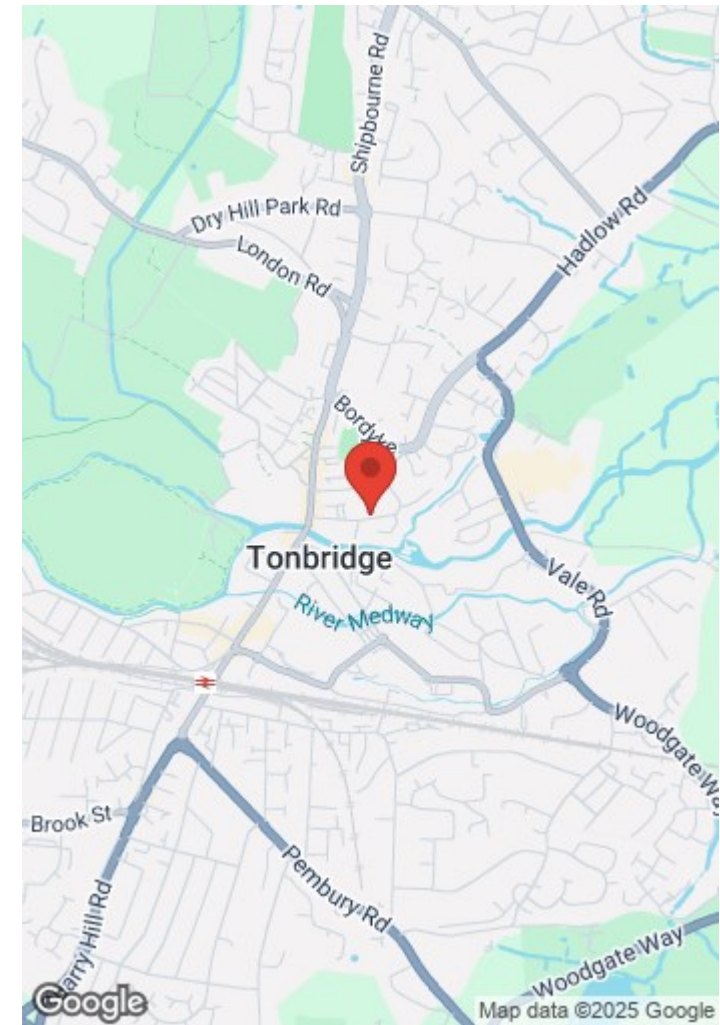
Outside there is a lovely garden with a paved terrace and good sided lawn.

One of the standout features of this property is its central location, which places you within walking distance of both the train station and the vibrant High Street. This convenience makes commuting and accessing local amenities a breeze, allowing you to enjoy the best that Tonbridge has to offer.

While the property requires some updating, it provides a blank canvas for you to personalise and create your dream home. With no forward chain, you can move in without delay and start making your mark on this delightful residence. In summary, this townhouse on Lyons Crescent is a fantastic opportunity for those looking to invest in a property with great potential in a prime location.

Tonbridge 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 green etc. Tonbridge town offers an excellent range of retail and leisure activities with High Street stores, 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 a full range of education from Nursery to College and includes Grammar & Private schools such as the well-renowned Tonbridge School. 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).



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