



JONATHAN HALL

POWERED BY
exp® **UK**

Priory Road, Tonbridge, Kent, TN9 2BP

Price Range: £290,000 to £310,000

jonathanhall.exp.uk.com



A centrally located charming Victorian mid-terrace house with two double bedrooms, a southerly facing rear garden, a driveway and **NO ONWARD CHAIN**. Tonbridge mainline railway station is located at the end of the road with links to London, the Coast and Gatwick. The town benefits from being surrounded by beautiful countryside and has three Grammar Schools in the area along with other fantastic schooling. An ideal property for buy-to-let investors and first-time buyers.

Summary

- Charming Victorian Mid-Terrace House
- Sitting Room, Kitchen / Dining Room
- Two Double Bedrooms, Bathroom
- Gas Central Heating & Double Glazing
- Driveway for One Car
- Tonbridge Railway Station is 0.3 miles
- Well positioned for Schools
- Close to Town Centre
- Front Garden
- Southerly Facing Rear Garden

Accommodation

Ground floor: entrance porch with door leading to living room with fireplace; fitted kitchen with a range of wall and base units, laminate worktops, sink with mixer tap and drainer, electric hob with extractor above and built-in electric oven below, space for fridge/freezer and washing machine, space for dining table and doorway leading to lobby area with staircase to first floor; and bathroom with bath with mixer tap and shower above, washbasin, WC and heated towel rail.

First floor: bedroom one to the front of the house and bedroom two with cupboard over stairs which houses a gas boiler (installed June 2022) and loft hatch.

Outside

Front garden with driveway for one car and path to the entrance door. There is a southerly facing rear garden which has a southerly facing aspect and is approximately 34ft x 13ft with lawn, sleepers, flower beds and a large shed.

Agents Note

The property is freehold, in council tax band C and benefits from double glazing, gas central heating, and mains gas, electric, water and drainage. There is a right way for this property across the neighbouring property at 88 Priory Road, providing rear access to the garden.





Location

Tonbridge is a popular historic market town with an excellent range of shopping, leisure and educational facilities and is very popular for commuters. There is an excellent range of shops, supermarkets including M&S and Waitrose, banks, butchers, restaurants, takeaways, coffee shops, pubs, and a variety of churches.

The mainline station provides direct services to London Bridge, from 32 minutes, Charing Cross and Cannon Street and services to Victoria (with one change). Access to the A21, leading to the M25, is approximately one mile away.

Tonbridge offers an excellent selection of state and private, primary and secondary education, including three Grammar schools and the internationally renowned Tonbridge School.

Tonbridge Park offers a covered and open-air swimming pool, tennis courts, football pitches, Tonbridge Juddians Rugby Club, children's play areas and a miniature railway. There is miniature golf in the town and a number of golf courses nearby. Haysden Country Park with its beautiful lakes, sailing club and children's playground is approximately 1.7 miles away.



Tonbridge is famous for its 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway. There are also many other places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House, Chartwell and Ightham Mote.

Tunbridge Wells town centre is approximately 5 miles away and Sevenoaks town centre is approximately 7.5 miles away.



A two bedroom Victorian house with a driveway and a southerly facing rear garden; within close proximity to Tonbridge railway station and town centre.



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		64	90

England & Wales
 EU Directive 2002/91/EC

