



# JONATHAN HALL

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Pembury Road, Tonbridge, Kent, TN9 2JL

Price Range £375,000 - £400,000

[jonathanhall.exp.uk.com](https://jonathanhall.exp.uk.com)





**Price Range 375,00 - £400,000.**

**A spacious Victorian mid-terrace house with versatile accommodation over three floors, comprising a sitting room, family room, kitchen/dining room, three double bedrooms and bathroom; a small front garden and a rear garden. Conveniently located for Tonbridge high street and mainline station, with services to London, from 32 minutes, and Gatwick; and excellent schools state and private schools, including three Grammar Schools, and beautiful countryside.**

## Summary

- Spacious Victorian Mid-Terrace House
- Versatile Accommodation
- Sitting Room, Family Room
- Kitchen/Dining Room
- Three Double Bedrooms, Bathroom
- Gas Central Heating & Double Glazing
- Tonbridge Railway Station is Approx 0.3 miles
- Close to Town Centre
- Well positioned for Schools
- Small Front Garden & Rear Garden

## Accommodation

First floor: entrance porch with door leading to the sitting room with doorway leading to the inner hallway with staircases to the ground floor and second floor and door to the third bedroom with a built-in cupboard.

Ground floor: family room with entrance door to front and built-in cupboards and shelving to the chimney recesses and door to the kitchen/dining room with a fitted kitchen comprising wall and base cupboard and drawers; laminate worktops, sink, induction hob, built-in double oven; space for washing machine, understairs storage cupboard; and bathroom with suite comprising: bath with shower above, washbasin and WC.

Second Floor: landing, bedroom one with a built-in cupboard and bedroom two with a built-in cupboard and loft access.

## Outside

Front garden with picket fence and gate to front, steps to entrance door and steps down to the ground floor. The rear garden has a patio leading to a lawn with borders stocked with plants and shrubs and an additional paved patio at the rear where there is a small 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.







## Location

Located in the popular historic market town of Tonbridge, famous for its 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway, with an excellent range of shopping, leisure and educational facilities including three Grammar schools and the highly acclaimed Tonbridge School.

Tonbridge railway station provides direct services to London Bridge, from only 32 minutes, Charing Cross and Cannon Street and services to Victoria (with one change). Access to the A21, leading to the M25, is within one mile.

Tunbridge Wells is approximately 5 miles away and Sevenoaks is approximately 8 miles away.



Tonbridge offers a wide range of shops, including M&S and Waitrose, restaurants, takeaways, coffee shops, pubs, churches and excellent state and private, primary and secondary schools, including three Grammar schools and the highly acclaimed Tonbridge School.

Tonbridge Park offers a covered and open-air swimming pool, tennis courts, football pitches, 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 1.6 miles away. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House, Chartwell and Igham Mote.



*A versatile and spacious three bedroom Victorian house set over three floors; fantastically positioned for schools, Tonbridge railway station and town centre.*

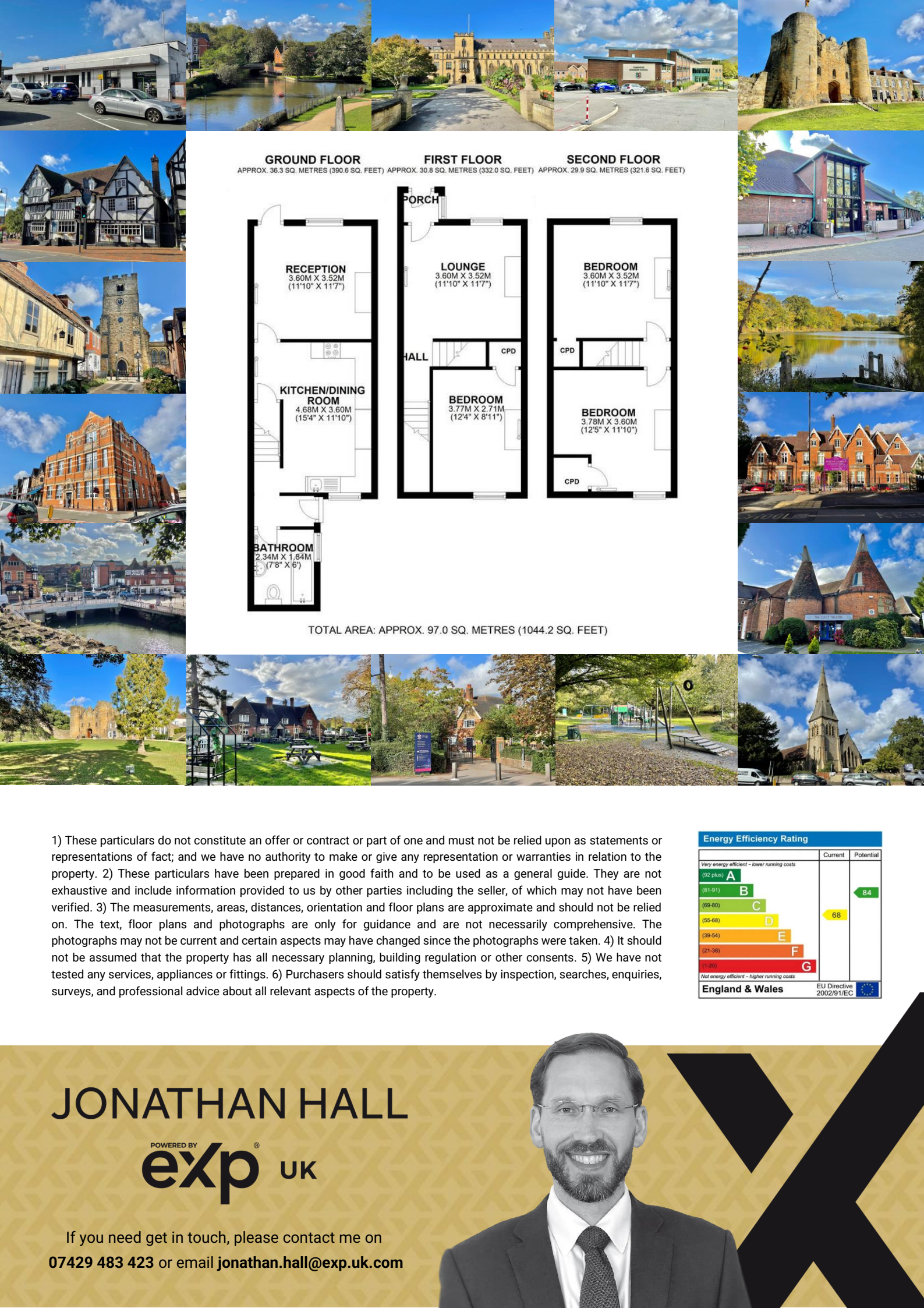












**GROUND FLOOR** APPROX. 36.3 SQ. METRES (390.6 SQ. FEET) **FIRST FLOOR** APPROX. 30.8 SQ. METRES (332.0 SQ. FEET) **SECOND FLOOR** APPROX. 29.9 SQ. METRES (321.6 SQ. FEET)



TOTAL AREA: APPROX. 97.0 SQ. METRES (1044.2 SQ. FEET)

1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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