



Priory Grove, TN9 2AJ



**tonbridge
property**

Priory Grove, Tonbridge, TN9 2AJ

Description

Conveniently located moments from Tonbridge train station and within easy walking distance of the High Street is this spacious and beautifully presented two-bedroom, two storey freehold property.

The Ground Floor is perfectly laid out with different defined areas and contains a spacious reception room, a downstairs WC, storage and a kitchen.

The second floor has a modern and good-sized shower room, a smaller second bedroom which can also be utilised as a walk-in wardrobe, a children's bedroom or as a guest room. The master bedroom is airy and light with ample built in storage cupboards, original exposed timber beams and full double height ceilings.

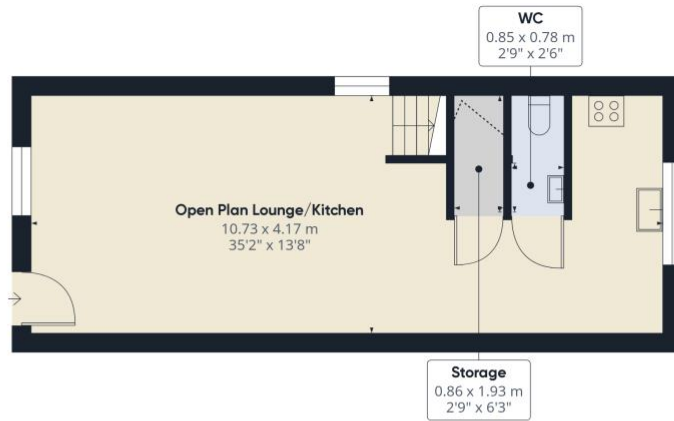
Off the master bedroom is the real feature of the property - the stunning roof terrace, which is perfect for entertaining, unwinding in the evenings or relaxing during the hot summer months. Viewings highly recommended.



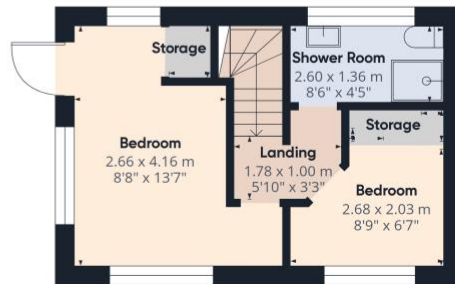


Overview

- Private Gated Entrance
- Central Location
- Expose Beams to Master Bedroom
- Spacious Open Plan Living Area
- Sun Roof Terrace
- Additional Loft Space
- Council Tax Band C
- EPC Rating C



Ground Floor



Floor 1



Approximate total area⁽¹⁾

65.35 m²
703.43 ft²

Reduced headroom

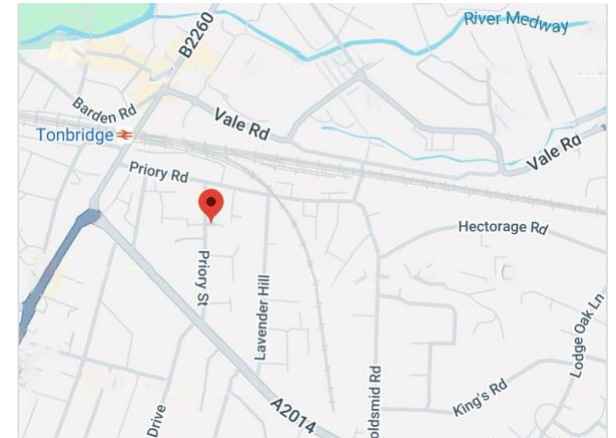
0.37 m²
42.41 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.