



JOHN WHITEHEAD POWERED BY exp TM UK

@ john.whitehead@exp.uk.com

john.whitehead.exp.uk.com

07943 237 182

Lawn Road, Tonbridge, TN9 2SU

£700,000

🛏 4 🍳 2 🚿 2



Introducing this impressive four-bedroom detached home set in a desirable south Tonbridge location. The property is enviably situated for the mainline train station and the fantastic local amenities on the high street. It's also perfectly positioned for the much sought-after Sussex Road Primary School and both Tonbridge and Judd grammar schools.

This beautiful family home is presented to the market to a very high standard throughout, with some excellent character and modern features.

The downstairs accommodation comprises a spacious entrance hallway, a fabulous living room with a bay-fronted window and plantation shutters, fitted units and a feature fireplace housing a log burner. To the rear of the house is a stunning open-plan kitchen/diner with a utility room, which has been extended to encompass a superb family seating area and French doors onto the private garden, being perfect for those lazy family afternoons in the sunshine.

Stairs rise to the first floor where you will find two good-sized double bedrooms, a stylish bathroom and a further bedroom that is currently used as a home office. On the top floor is a wonderful loft conversion which features a contemporary ensuite.

Externally the property has a low-maintenance landscaped garden, a viewing is strongly recommended!

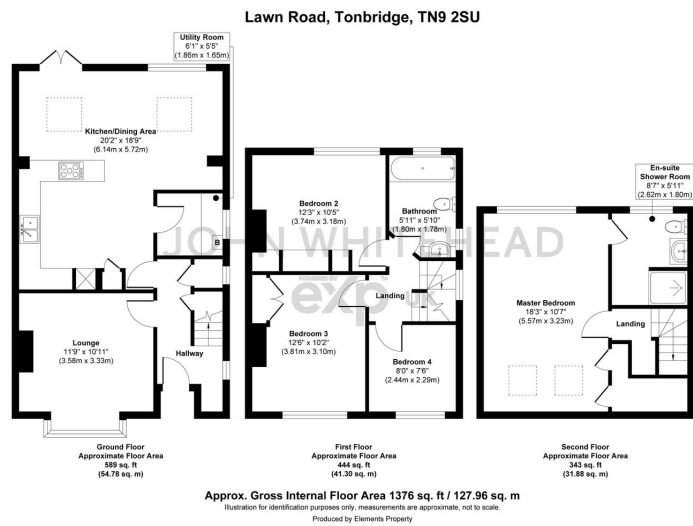
PLEASE QUOTE REFERENCE JW0477 ON ALL ENQUIRIES

Important Information on Anti-Money Laundering Check

We are required by law to conduct Anti-Money Laundering checks on all parties involved in the sale or purchase of a property. We take the responsibility of this seriously in line with HMRC guidance in ensuring the accuracy and continuous monitoring of these checks. Our compliance partner, Move Butler, will carry out the initial checks on our behalf. They will contact you and where possible, a biometric check will be sent to you electronically only once your offer has been accepted.

As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data





- FOUR BEDROOMS
- DETACHED
- SHORT WALK TO MAINLINE STATION
- HIGH LEVEL OF PRESENTATION
- PLEASE QUOTE REFERENCE JW0477 ON ALL ENQUIRIES
- EXCELLENT LOCAL SCHOOLS
- STUNNING OPEN/PLAN KITCHEN DINER
- LOW MAINTAINENCE GARDEN



Energy performance certificate (EPC) - Find an energy certificate - GOV.UK 13/01/2025, 06:49

Energy performance certificate (EPC)		
3 Lawn Road TONBRIDGE TN9 2SU	Energy rating D	Valid until: 8 March 2035 Certificate number: 0070-1206-6055-7817-1604
Property type	Detached house	
Total floor area	108 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/landlords-ensure-letted-property-meets-minimum-energy-efficiency-standards-landlord-guidance>

<https://find-energy-certificate.service.gov.uk/energy-certificates/0070-1206-6055-7817-1604/print.html>

Page 1 of 5

eXp World UK Ltd is a registered company at Corporation Service Company (UK) Limited, 5 Churchill Place, 10th Floor, London, United Kingdom, E14 5HU. Registered company number is 12016573. VAT Registration Number is 327 4120 29