



East Street, Tonbridge, Kent, TN9 1HG

Guide Price £500,000 - £525,000

When experience counts...

est. 1828
bracketts

Offered for sale is this beautiful Historic property centrally located to Tonbridge High Street and all local amenities including coveted schools, Tonbridge High street and a mainline station. The property believed to date back to the 17th Century, has been sympathetically restored, extended and modernised throughout. Exposed wooden beams remaining and period features have been maintained throughout. Internally the property comprises entrance, open plan modern 'Neptune' kitchen / dining room with solid wood worksurface and natural stone flooring with under floor heating, cloakroom WC, the sitting room boasts a log burning stove, storage solutions and a hidden study area. Stairs to the first floor offering a good size modern family bathroom, two bedrooms, stairs leading to second floor double bedroom. Externally there is a courtyard rear garden with a garden room / studio / home office which has a feature roof garden the children use. We recommend viewing at your earliest convenience to appreciate this beautiful, historic, centrally located property. ** ALLOCATED PARKING - The vendors currently own an allocated parking space in Judd House, accessed off Church Street approx 100yards away. This can be available by separate negotiations.

Three Bedrooms

Arranged Over Three Floors

Modern Fitted Neptune Kitchen /
Open Plan Dining Room

Sitting Room

Built in Storage Solutions Throughout
Property

Modern Family Bathroom

Courtyard Garden

Garden Room / Studio - Feature Roof
Garden Over

Centrally Located to High Street,
local Amenities, Schools and Main
Line Station





LOCATION: Tonbridge

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, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of 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 first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. 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).

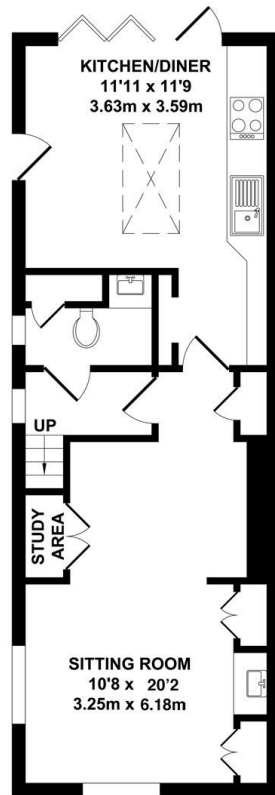
ADDITIONAL INFORMATION:

Council Tax Band D

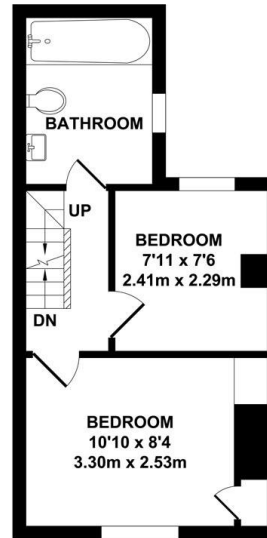
Double Glazed Windows



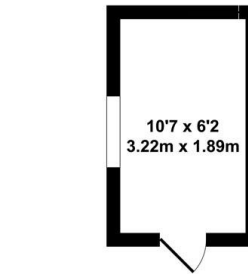
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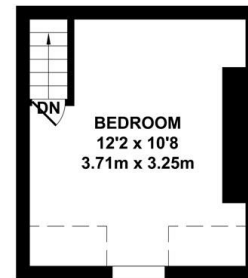
GROUND FLOOR
APPROX. FLOOR AREA
433 SQ.FT.
(40.22 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
250 SQ.FT.
(23.23 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
65 SQ.FT.
(6.08 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
130 SQ.FT.
(12.05 SQ.M.)

TOTAL APPROX. FLOOR AREA 878 SQ.FT. (81.58 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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