



83 Woodside Road, Tonbridge, Kent, TN9 2PB

Guide Price £300,000

When experience counts...

est. 1828
bracketts

Offered for sale this well-appointed and well-presented Victorian end terraced house situated in a popular location in South Tonbridge. The property is situated close to the new Little Waitrose, coveted schools, high street, local main road networks A21 / M25 and mainline station making this an ideal investment property or perfect for first time buyers. Internally the property comprises, entrance, sitting room with feature fireplace, kitchen / diner / utility area. To the first floor there are two bedrooms and a family bathroom. Externally to the the rear of the property there is an enclosed garden mainly laid to lawn. Viewings are recommended. no onward chain.

Two bedrooms

First Floor Bathroom

Sitting Room

Modern Fitted Kitchen / Utility Area

Under Stairs Storage

Neutrally Decorated Throughout

Victorian End terrace

South Tonbridge

Close to Local Amenities, Schools,
High Street & Mainline Station

NO ONWARD CHAIN





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).

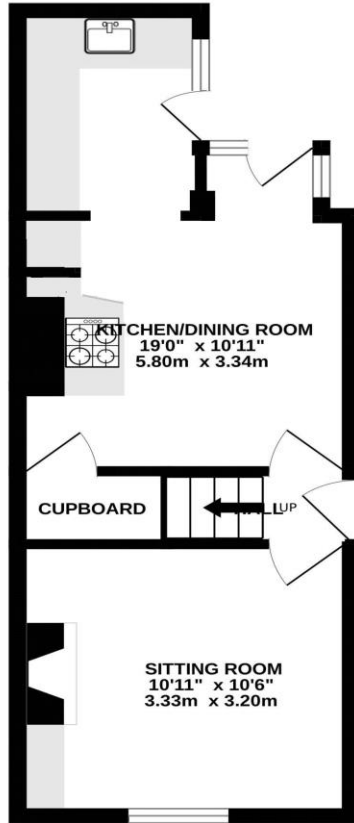
ADDITIONAL INFORMATION:

Council Tax Band C
Double Glazed Windows

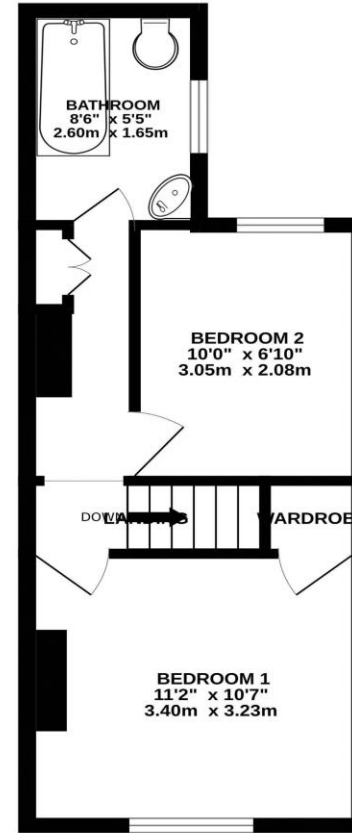
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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GROUND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



WOODSIDE ROAD TONBRIDGE

TOTAL FLOOR AREA : 600 sq.ft. (55.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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