



Houselands Road, Tonbridge, Kent, TN9 1JJ

£375,000

When experience counts...

est. 1828  
**bracketts**

Bracketts are delighted to offer for sale this well presented three-bedroom period end terrace family home situated in the sought after Slade area of Tonbridge. The property is close to the popular Slade Primary School, High Street amenities, Tonbridge Castle, Tonbridge Park, river walks and the main line station. Internally the property has been modernised throughout and comprises entrance, fitted kitchen, open plan sitting room / dining room and a cloakroom WC. To the first floor there are two bedrooms. To the second floor there is a further good size double bedroom. Externally the property offers a rear garden and hard standing to the front which is currently being utilised as unofficial parking (there is no dropped kerb) subject to necessary consents by the council this could be explored. Offered with no onward chain we recommend viewing at your earliest convenience.

Three Bedrooms

Victorian End Terrace Family Home

Sought After Slade Location

Close to High Street, Coveted Schools  
& Main Line Station

Arranged Over Three Floors

Open Plan Layout

Modern Kitchen

Ground Floor Shower Room

Rear Garden

**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:**

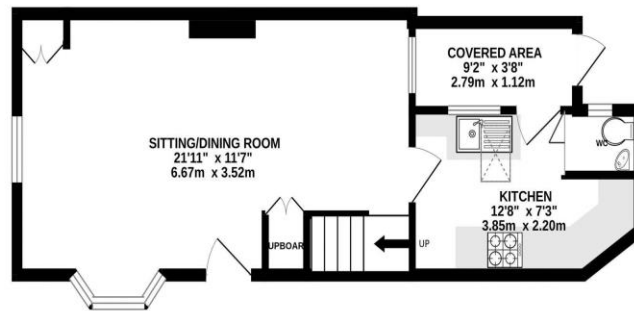
Council Tax Band C  
Double Glazed Windows

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

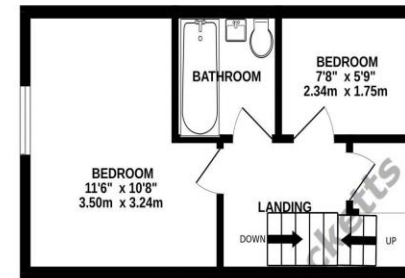


Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

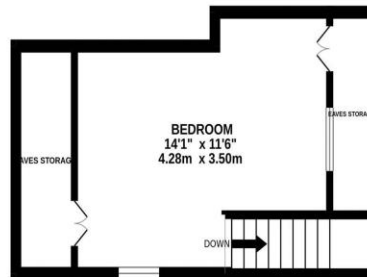
GROUND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
256 sq.ft. (23.8 sq.m.) approx.



2ND FLOOR  
217 sq.ft. (20.2 sq.m.) approx.



HOUSELANDS ROAD TONBRIDGE

TOTAL FLOOR AREA: 860 sq.ft. (79.9 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.  
Made with Metropix ©2023

