



St. Marys Road, Tonbridge, Kent, TN9 2NL

Guide Price £500,000

When experience counts...

est. 1828
bracketts

Offered for sale is this well presented and deceptively spacious Victorian Terrace home situated on a desirable road on the South side of Tonbridge. The property comprises entrance hall, open plan living room / dining room and kitchen. There is an added bonus of a usable cellar which offers a fantastic space for storage and has also previously been used a cinema room and playroom. Upstairs there are two good sized bedrooms, a further bedroom / office space and a family bathroom. To the second floor there is a shower room and a further double bedroom. Outside there is a small paved garden to the front and a garden to the rear mainly laid to lawn. The property benefits from being within close proximity to Tonbridge high street which offers a range of local shops, supermarkets, Cafés, bars and restaurants, as well as Tonbridge mainline station. Beyond the high street is Tonbridge park with beautiful open green spaces and lovely river walks through to Haysden Country park. The property benefits from being offered with no onward chain and we highly recommend viewing this lovely home to appreciate the space it has to offer!

Agents Note: Please be aware that the basement level has restricted head height.

Victorian Terrace

Four Bedrooms

Open Plan Living Room / Dining Room

Modern Kitchen

Family Bathroom

Additional Shower Room

Loft Conversion

Usable Cellar Space

Garden

Close Proximity To HS & MLS





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).

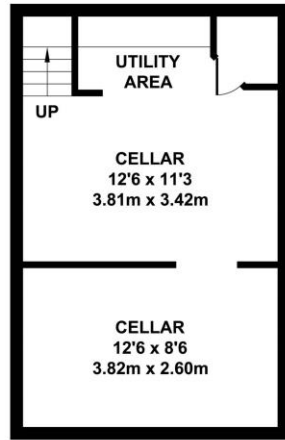


ADDITIONAL INFORMATION:

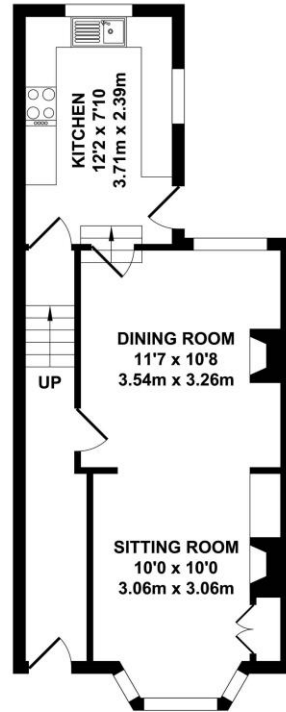
Council Tax Band C
Double Glazed Windows

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

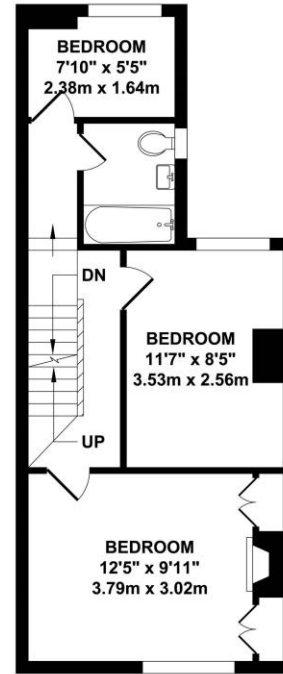
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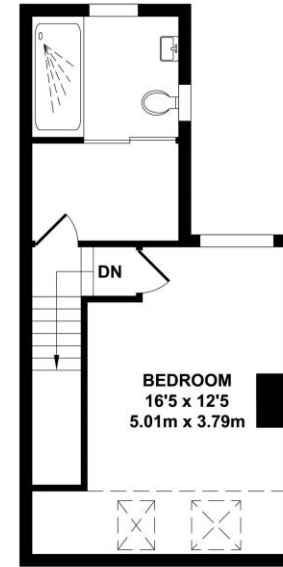
BASEMENT LEVEL
APPROX. FLOOR AREA
300 SQ.FT.
(27.87 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA
409 SQ.FT.
(37.97 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
398 SQ.FT.
(36.98 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
321 SQ.FT.
(29.83 SQ.M.)

TOTAL APPROX. FLOOR AREA 1428 .FT. (132 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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