



Woodside Road, Tonbridge, Kent, TN9 2PB

Guide Price £325,000 - £350,000

When experience counts...

est. 1828  
**bracketts**

Offered for sale is this charming two-bedroom Victorian terraced family home situated on a quiet road, tucked away in South Tonbridge. The property has been modernised and benefits from a first floor bathroom. Arranged over two floors accommodation comprises, entrance hall, sitting room, fitted kitchen and dining room . To the first floor there are two good sized bedrooms and a modern family bathroom. Externally there is a rear garden, mainly laid to lawn with patio seating area. The property benefits from being within close proximity to Tonbridge mainline station, as well as Tonbridge high street where you will find a range of local shops, supermarkets, bars and restaurants. Beyond the high street is the historic Tonbridge Castle with stunning river walks leading you through to the park and sportsground and onto the beautiful Haysden Country Park.

Two Bedrooms

Period Terraced Property

Popular South Tonbridge Location

Sitting Room

Dining Room

Kitchen

First Floor Bathroom

Rear Garden

Close to Local Amenities & Coveted  
Schools

Close to Road Networks & Mainline  
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 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).

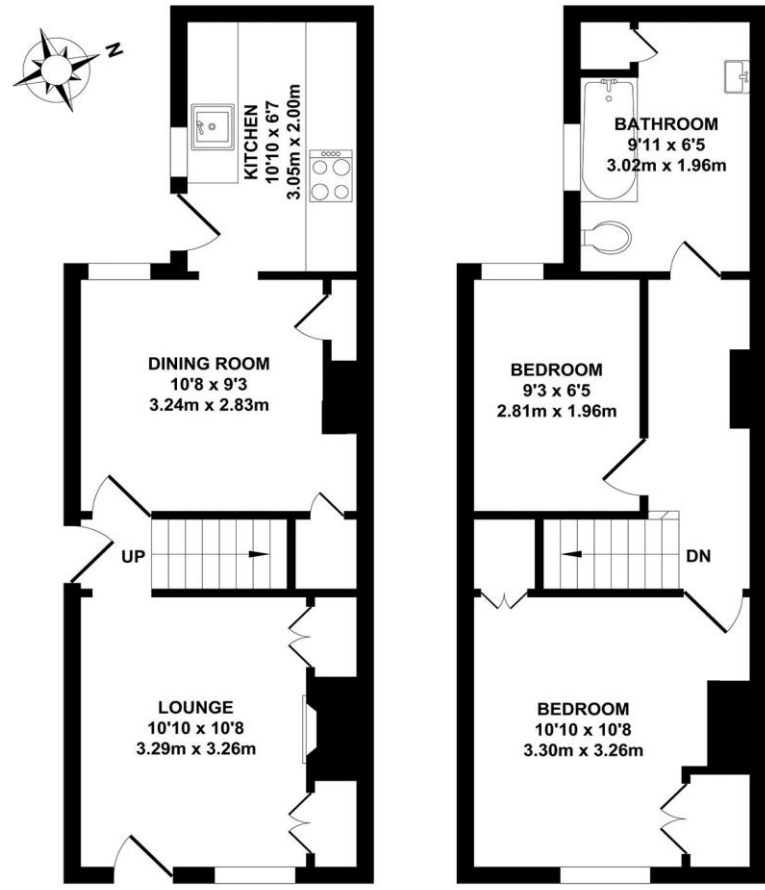
**ADDITIONAL INFORMATION:**

Council Tax Band  
Double Glazed Windows

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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GROUND FLOOR  
APPROX. FLOOR AREA  
320 SQ.FT.  
(29.71 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR AREA  
320 SQ.FT.  
(29.71 SQ.M.)

TOTAL APPROX. FLOOR AREA 640 SQ.FT. (59.42 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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