



Dernier Road, Tonbridge, Kent, TN10 3EN

Guide Price £419,950

When experience counts...

est. 1828
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Bracketts are delighted to present to the market this attractive mid terrace Victorian house. The property has been recently modernized and offers a fitted kitchen with breakfast bar, granite work surfaces, dishwasher, oven and induction hob. The ground floor accommodation comprises; Entrance Hall, open-plan Dining / Living room with period fireplace and under-stairs storage cupboard, Kitchen access to the rear garden and separate WC. On the first floor there are three bedrooms (two doubles) and a family bathroom with fitted shower. The large, partly boarded, loft space offers the potential for an additional bedroom subject to the usual permissions. The rear garden offers a good sized lawn and patio area to enjoy the sunny and private southerly aspect. A large shed offers additional storage for bicycles and other items. External access to the garden is via a private pathway to the rear

Victorian Terrace

Three Bedrooms

First Floor Family Bathroom

Open Sitting Room & Dining Room

Modern Fitted Kitchen / Breakfast Room

Cloakroom WC

Private Rear Garden

Feature Fireplace

Close to Local Amenities, High Street
& Manline Station

No Onward Chain





LOCATION: Tonbridge

Positioned in a lovely quiet road in north Tonbridge with unrestricted street parking, the town centre and mainline railway station are just 1 mile (20 minutes' walk) away. The bus stop and local convenience store are just two minutes' walk.

Tonbridge has a rich history, 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 which offers a swimming pool and wide range of outdoor activities.

The attractive High Street offers a wide range of shops together with a selection of cafes, restaurants and local inns. Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables.

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.

ADDITIONAL INFORMATION:

Council Tax Band C
Double Glazed Windows

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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GROUND FLOOR
437 sq ft, (40.6 sq.m.) approx.



1ST FLOOR
405 sq ft, (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 842 sq ft, (78.3 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 for 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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