



Lansdowne Road, Tonbridge, Kent, TN9 1JB

Guide Price £800,000 – £825,000

When experience counts...

est. 1828
bracketts

Moat Villas is Victorian semi detached family home situated in the sought after Slade area in central Tonbridge. This centrally located position close to the popular Slade Primary School, High Street amenities, Tonbridge Castle, Tonbridge Park, river walks and the main line station. The property has been modernised throughout and extended to create flexible living arrangements over three floors. The ground floor comprises entrance hall, sitting room / bedroom with option of en suite shower room / WC, utility room, there is a large open plan modern fitted kitchen / dining & family room with roof lantern and bi folding doors leading to rear garden. To the first floor there is a modern family bathroom, three bedrooms with one boasting en suite facilities. To the second floor there is a further double bedroom, en suite shower room and a additional study / snug area. Externally there is a landscaped rear garden, mainly laid to lawn, patio area with path leading to a separate studio / home office / gym complete with cloakroom WC. Further benefits include a driveway for one and offered with no onward chain.

Four / Five Bedrooms

Victorian Semi Detached Family Home

Arranged Over Three Floors - Extended To Rear

Garden Studio Room With WC - Home Office / Gym

Downstairs Shower Room & Utility Room

Large Modern Open Plan Kitchen / Dining / Family Room

Sought After Slade Location - Close to High Street, Local Amenities & Mainline Station

Landscaped Rear Garden

Driveway to Front

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, 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).

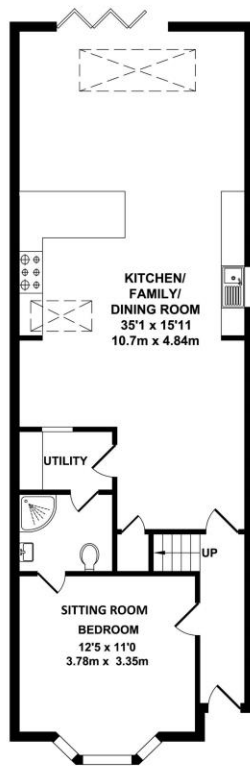
ADDITIONAL INFORMATION:

Council Tax Band D

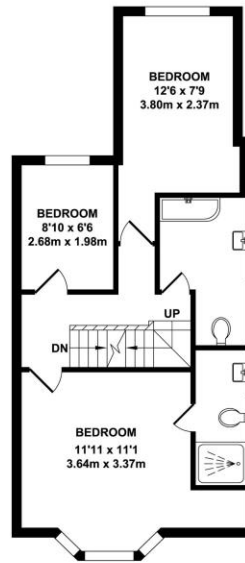
Double Glazed Windows



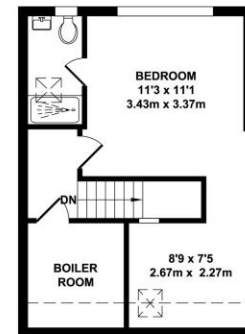
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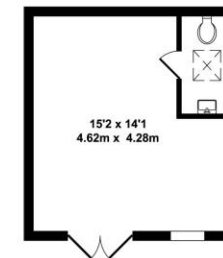
GROUND FLOOR
APPROX. FLOOR AREA
786 SQ.FT.
(73.04 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
497 SQ.FT.
(46.13 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
344 SQ.FT.
(31.93 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
213 SQ.FT.
(19.77 SQ.M.)

TOTAL APPROX. FLOOR AREA 1839 SQ.FT. (170.87 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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