



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

Guide Price £700,000 - £725,000

When experience counts...

est. 1828  
**bracketts**



Offered for sale is this attractive Victorian semi-detached family home believed to date back to 1895. Situated on a sought after road in South Tonbridge. This is at the favoured end of St Marys Road benefitting from being close to all local amenities, Tonbridge High Street, mainline station and coveted local grammar schools. The property has attractive brick elevations, bay window and period features throughout. Internally the property comprises entrance hall, two large reception rooms with ornate feature fireplaces and sash windows. There is a large open plan kitchen / breakfast & sun room to the rear with views over the garden. To the first floor there is two double bedrooms and a large family bathroom with separate shower cubicle. To the second floor a further double bedroom. Externally there is established front & rear gardens mainly laid to lawn with mature shrubs & borders. AGENTS NOTE: Subject to necessary consent and planning permission there may be an opportunity to create a driveway for two vehicles. Furthermore with some reconfiguration to the first floor creating a 4th bedroom would be something future buyers may want to explore.

Three Double Bedrooms

Victorian Semi Detached Family Home

Sitting Room & Dining Room

Large Open Plan Kitchen / Breakfast & Sun Room

Sought After South Tonbridge Locaton

Close to Local Amenities, Coveted Schools & Mainline Station

Period Features & Bay Window

Private Rear Garden

Viewing Highly Recommended

Arranged Over Three Floors







**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 G

Double Glazed Windows

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

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# St. Marys Road, Tonbridge, TN9

Approximate Area = 1395 sq ft / 129.5 sq m

Limited Use Area(s) = 50 sq ft / 4.6 sq m

Total = 1445 sq ft / 134.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Bracketts Ip. REF: 1150427