



Lionel Road, Tonbridge, Kent, TN9 2TB

Guide Price £750,000

When experience counts...

est. 1828
bracketts

Offered for sale is this stunning Victorian semi-detached property situated in the favoured Meadow Lawn area, popular due to its central position, close to mainline station, High Street, sought after Sussex Road Primary School as well as the local Boys & Girls Grammar schools. Internally accommodation is arranged over three floors and offered in immaculate condition throughout. Comprising entrance hall, sitting room with log burning fire & plantation shutters, cloakroom WC, to the rear the property has been extended to create an incredible open plan kitchen / dining & family room with sliding doors to the rear. The kitchen is a fully fitted Burnhill kitchen with central island and storage solutions. To the first floor there is a family bathroom and three bedrooms. The second floor offers a further bedroom. Externally there is a landscaped rear garden, mainly laid to lawn, patio area and a summer house. We recommend viewing at your earliest convenience.

Four Bedrooms

Victorian Semi Detached Family Home

Sought After Meadow Lawn - South
Tonbridge

Close to Local Amenities, High Street &
Main Line Station

Extended & Immaculately Presented

Burnhill Modern Kitchen / Open Plan
Dining & Family Room

Sliding Doors to Rear

Landscaped Rear Garden

Utility Room

Viewing Highly Recommended





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.

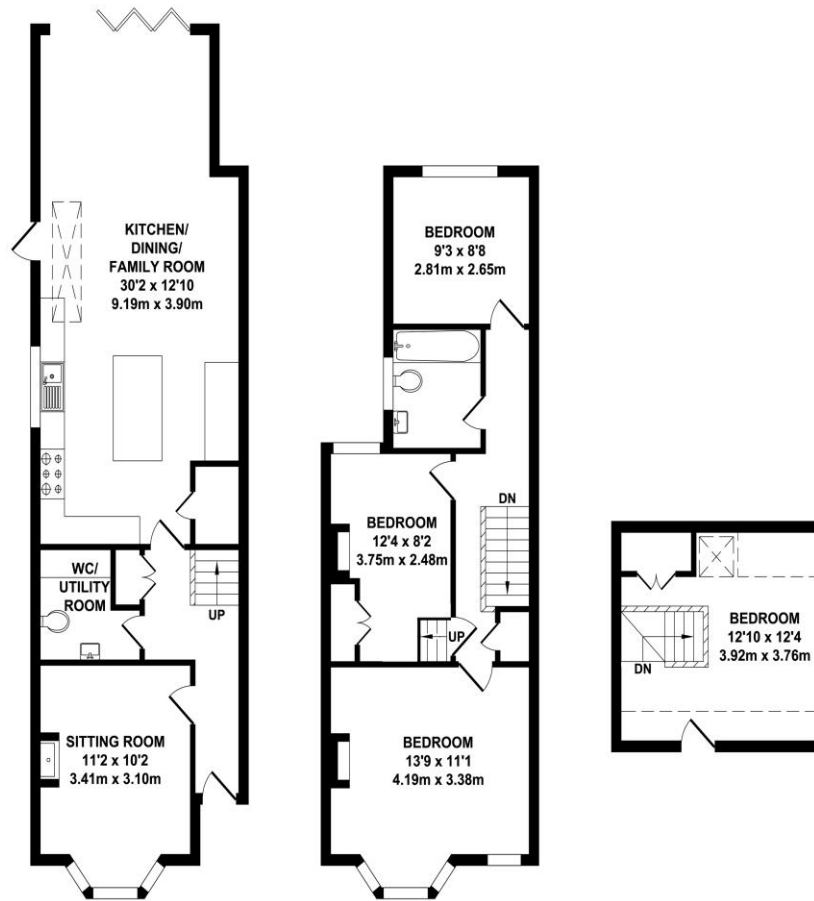
Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

ADDITIONAL INFORMATION:

Council Tax Band C
Double Glazed Windows



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GROUND FLOOR
 APPROX. FLOOR AREA
 633 SQ.FT.
 (58.85 SQ.M.)

FIRST FLOOR
 APPROX. FLOOR AREA
 480 SQ.FT.
 (44.55 SQ.M.)

SECOND FLOOR
 APPROX. FLOOR AREA
 166 SQ.FT.
 (15.42 SQ.M.)

TOTAL APPROX. FLOOR AREA 1279 SQ.FT. (118.82 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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