



Douglas Road, Tonbridge, Kent, TN9 2TH

Guide Price £625,000 – £650,000

When experience counts...

est. 1828
bracketts

Offered for sale is this impressive and beautifully presented three-bedroom bay front semi-detached Edwardian property. Conveniently situated in the popular Meadow Lawn area and within Sussex Road Community Primary School catchment. With the added benefit of being a short walk to Tonbridge station and High Street. This fantastic home comprises an attractive entrance hall, open plan sitting room / dining room with original fireplace, bay window and a recently renovated modern kitchen with doors onto the garden. Upstairs, there are three bedrooms and a family bathroom, bedroom one has bespoke fitted wooden wardrobes either side of the original fireplace and a bay window to the front. Bedroom two also has a bespoke fitted wooden wardrobe and original fireplace, both bedrooms two and three have a rear south facing aspect. To the front there is off road parking and to the rear is a lovely south facing garden with a paved patio, contemporary seating area and lawned garden with an impressive home office at the rear. Viewings recommended to appreciate the space and character of this property.

Semi-Detached Victorian House

Three Bedrooms

Bay Fronted

Open Plan Sitting / Dining Room

Newly Fitted Kitchen

Spacious Kitchen

Off Road Parking

South Facing Garden

Garden Office

Walking Distance To MLS & HS

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 a full complement of banks and building societies, 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).

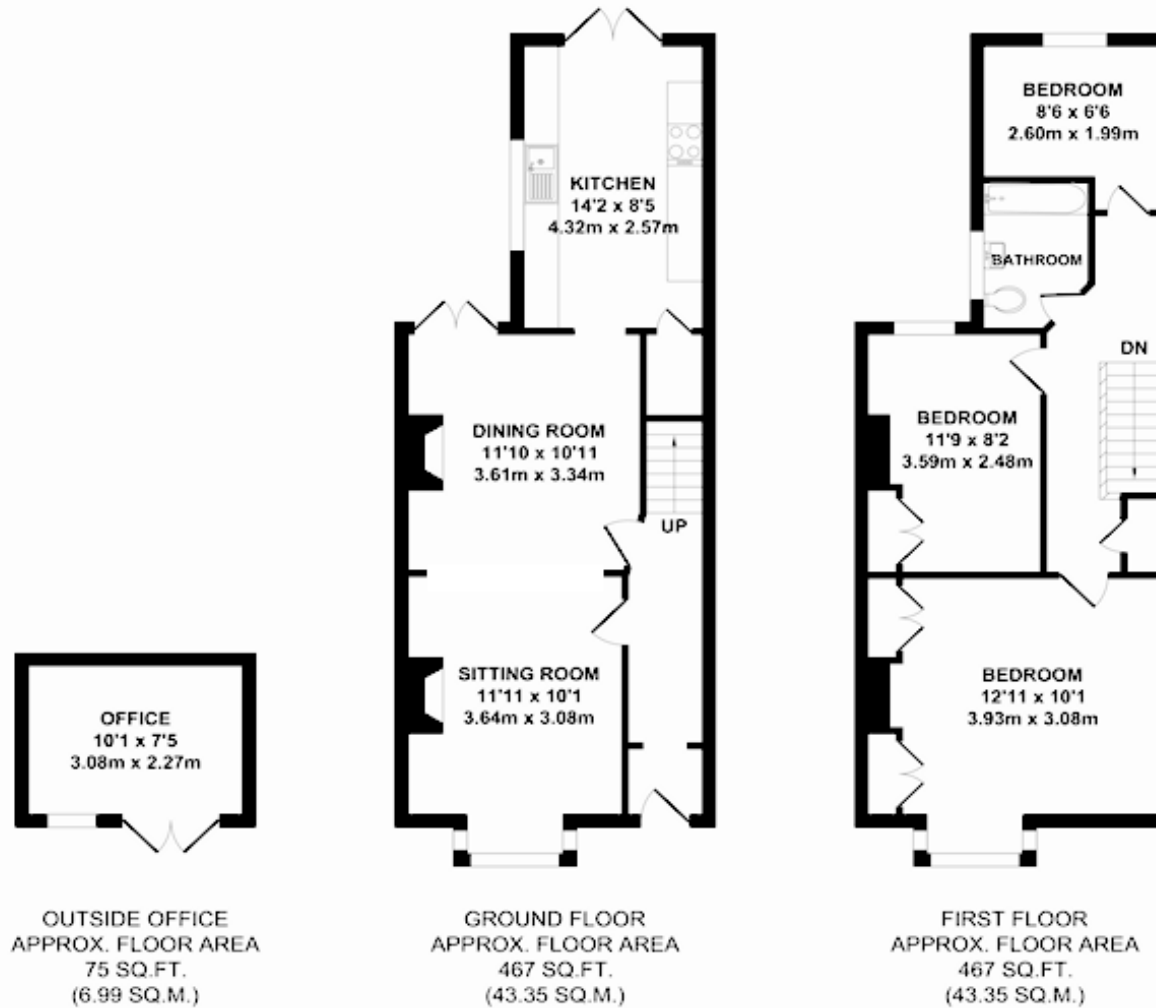
ADDITIONAL INFORMATION:

Council Tax Band D
Double Glazed Windows

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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TOTAL APPROX. FLOOR AREA 1008 SQ.FT. (93.69 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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