



Dry Hill Park Road, Tonbridge, Kent, TN10 3BN

Guide Price £550,000 - £575,000

When experience counts...

est. 1828  
**bracketts**



Offered for sale is this pretty bay fronted Victorian three-bedroom semi-detached house, situated on one of Tonbridge's most desirable roads, Dry Hill Park Road. Internally the property comprises entrance hallway with downstairs cloakroom, living room, dining room and kitchen to the rear. Upstairs there are two double bedrooms, a further single bedroom and a family bathroom. Outside there is a brick paved driveway to the front offering off road parking and to the rear is a nice sized garden with paved and lawned areas, as well as mature raised beds. The property benefits from its prime location, being within close proximity to Tonbridge high street which offers a range of local shops, supermarkets, cafés, bars and restaurants, as well as Tonbridge mainline station which provides great links into London. The property requires modernisation throughout, is being offered for sale with no onward chain and viewings come highly recommended.

Period Home

Three Bedrooms

Semi-Detached

Two Reception Rooms

Kitchen

Family Bathroom

Downstairs Cloakroom

Rear Garden

Off Road Parking

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 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).

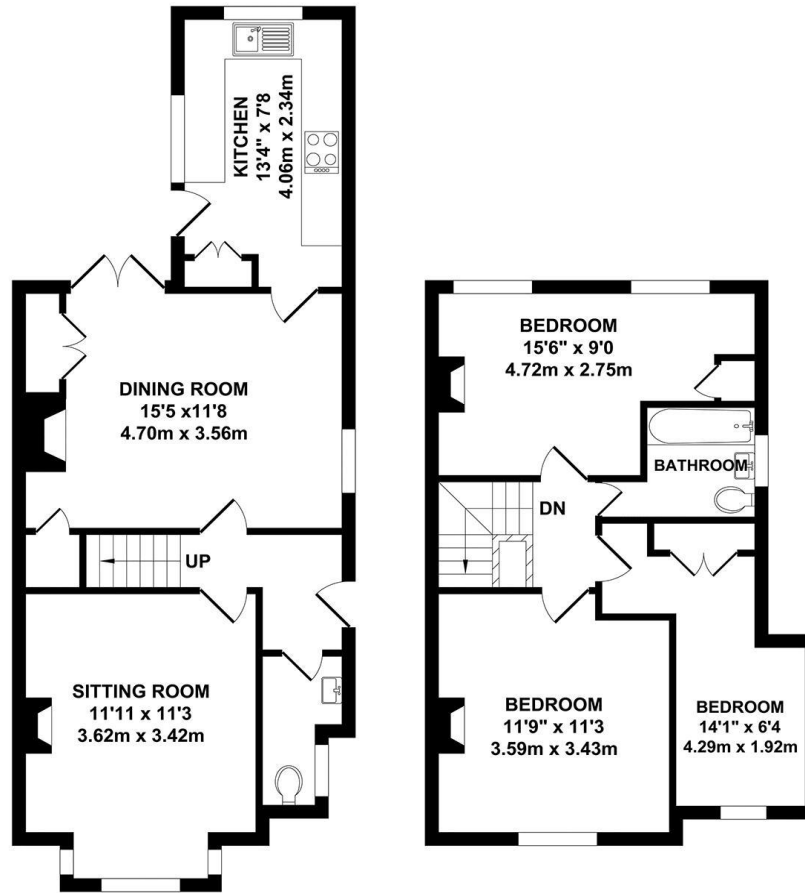


**ADDITIONAL INFORMATION:**

Council Tax Band D  
Part Double Glazed Windows

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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GROUND FLOOR  
APPROX. FLOOR AREA  
523 SQ.FT.  
(48.56 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR AREA  
428 SQ.FT.  
(39.75 SQ.M.)

TOTAL APPROX. FLOOR AREA 951 SQ.FT. (88.31 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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