



Quarry Hill Road, Tonbridge, Kent, TN9 2RT

Guide Price £400,000 - £425,000

When experience counts...

est. 1828  
**bracketts**

Offered for sale is this good sized three-bedroom Victorian terrace property situated in South Tonbridge. The property internally has been modernised throughout and comprises entrance hall, living room / dining room and modern fitted kitchen. Upstairs there are three bedrooms and a family bathroom. Outside, there is a rear garden with walled & fenced boundaries. Situated close to the Town Centre, the property is within close proximity to Little Waitrose Tonbridge Mainline Station, coveted schools and High Street which offers a range of local shops, supermarkets, cafés, bars and restaurants, as well as the historic Tonbridge Castle with stunning river walks leading you through to the park and sportsground and onto the beautiful Haysden Country Park. This property would be ideal for first time buyers, investors and many others who are looking to be centrally located to the town and an internal inspection is highly recommended. Offered with no onward chain.

Three Bedrooms

Victorian Terraced Family Home

Popular South Tonbridge Location

Modernised Throughout

Two Reception Rooms

Modern Fitted Kitchen

First Floor Bathroom

Redecorated & Recarpeted

Throughout

Rear Garden

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.

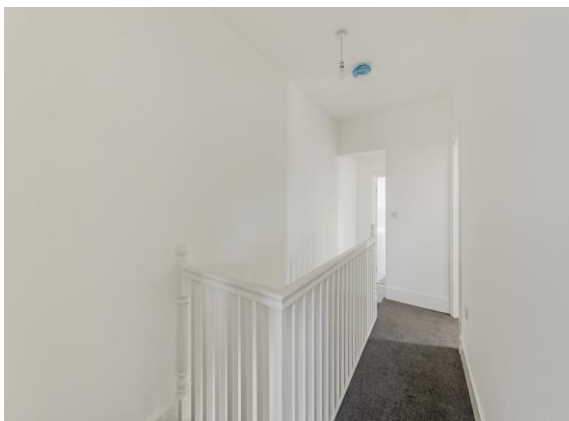
The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

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).

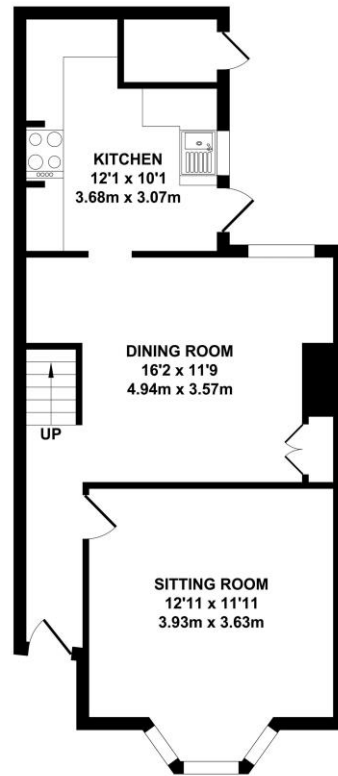
### **ADDITIONAL INFORMATION:**

Council Tax Band D

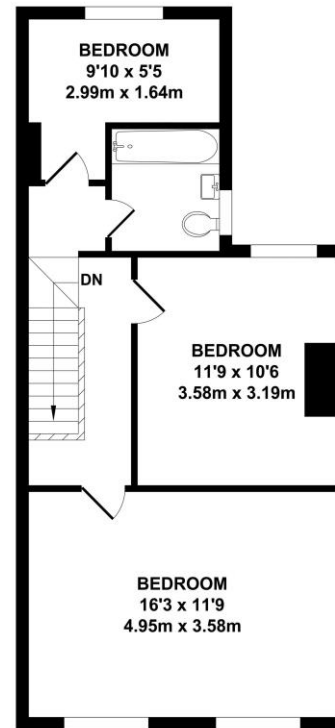
Double Glazed Windows



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GROUND FLOOR  
APPROX. FLOOR AREA  
512 SQ.FT.  
(47.56 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
513 SQ.FT.  
(47.67 SQ.M.)

TOTAL APPROX. FLOOR AREA 1025 SQ.FT. (95.23 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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