



Sussex Road, Tonbridge, Kent, TN9 2TP

Guide Price £575,000 - £600,000

When experience counts...

est. 1828
bracketts

Offered for sale Attractive bay fronted Edwardian three bedroomed end of terrace house. Conveniently situated in the popular Meadow Lawn area and within Sussex Road Community Primary School catchment, close to coveted secondary schools and in close proximity to Tonbridge station and High Street. This fantastic home has been modernised throughout and retains many of the original features. Internally comprising entrance, sitting room with fire place, feature bay window with bespoke storage seating, dining room, kitchen / breakfast room and a cloakroom WC. To the first floor there is a family bathroom and three double bedrooms. Externally the property offers a landscaped low maintenance rear garden and off street parking to front for two vehicles. Viewing highly recommended.

Three Double Bedrooms

Edwardian Family Home

Sought After South Tonbridge
Location

Close to Coveted Schools, Mainline
station & High Street

Two Reception Rooms

Kitchen / Breakfast Room

Cloakroom WC

First Floor Family Bathroom

Low Maintenance Rear Garden

Off Street Parking For Two Vehicles





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).

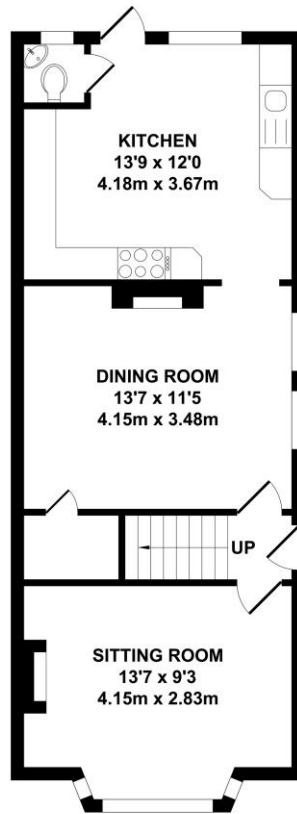
ADDITIONAL INFORMATION:

Council Tax Band C
Double Glazed Windows

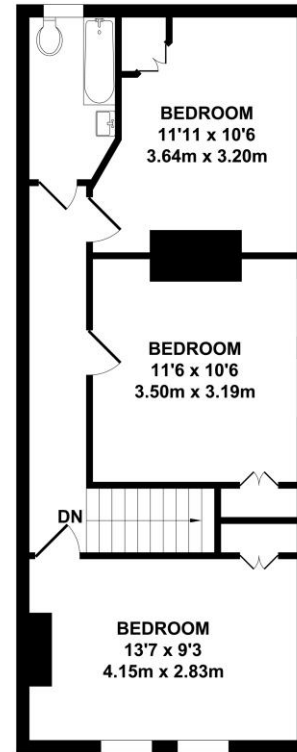
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	63 D
39-54	E		
21-38	F		
1-20	G		



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GROUND FLOOR
 APPROX. FLOOR AREA
 519 SQ.FT.
 (48.25 SQ.M.)



FIRST FLOOR
 APPROX. FLOOR AREA
 508 SQ.FT.
 (47.15 SQ.M.)

TOTAL APPROX. FLOOR AREA 1027 SQ.FT. (95.40 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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