



Judd Road, Tonbridge, Kent, TN9 2NJ

Guide Price £625,000

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bracketts

Offered for sale is this four-bedroom semi-detached home set in a sought after road in south Tonbridge Road. The property is within easy reach of Tonbridge mainline train station, local amenities on the high street and coveted local schools. Immaculately presented throughout and comprising spacious entrance/dining hall, cloakroom WC, a large open plan living room with excellent views over the garden. Modern shaker kitchen with integrated appliances. To the first floor there are four good sized bedrooms with views across Tonbridge from back bedrooms and a stylish family bathroom. Externally the property has an established rear garden, mainly laid to lawn with mature shrubs, trees & borders. Further benefits include garage and driveway. Scope for further development with potential garage conversion to open the ground floor accommodation. A fabulous family home and a viewing is strongly recommended.

Four Bedrooms

Semi Detached Family Home

Sought After South Tonbridge Location

Close to Coveted Schools, High Street & Mainline Station

Modern Fitted Kitchen

Large Open Plan Sitting Room

Dining Entrance Hall, Cloakroom WC

Integral Garage

Subject to Consent Conversion To 2nd Reception Open Plan Ground floor

Driveway

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 E

Double Glazed Windows

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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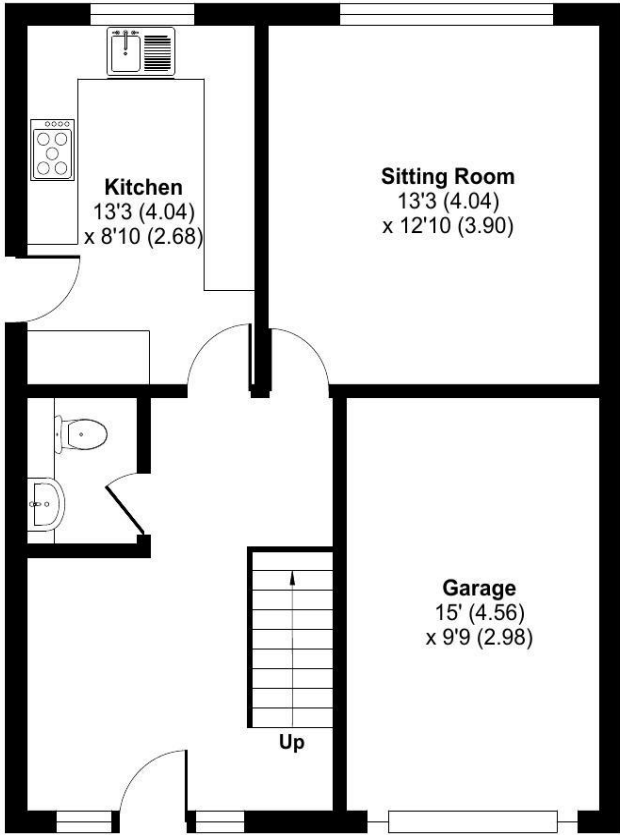
Judd Road, Tonbridge, TN9

Approximate Area = 1119 sq ft / 104 sq m

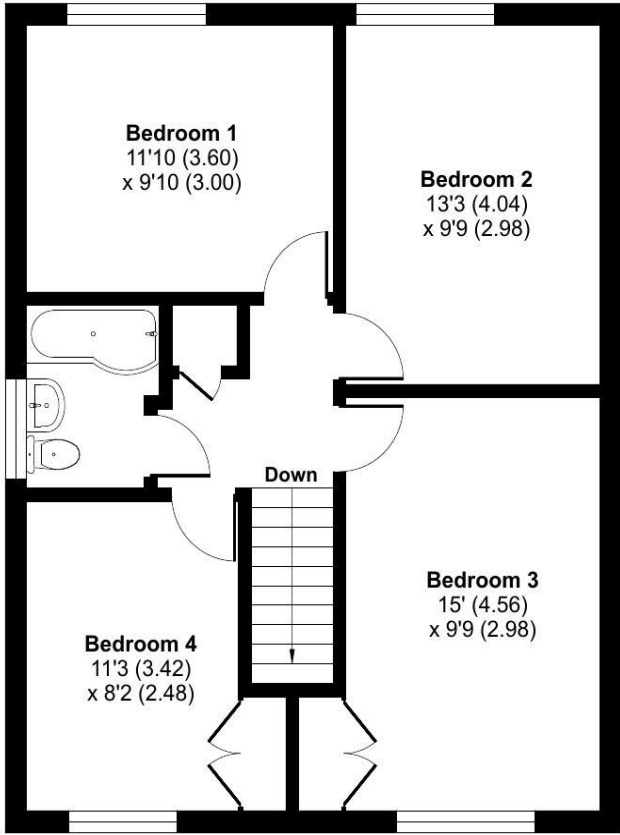
Garage = 149 sq ft / 13.8 sq m

Total = 1268 sq ft / 117.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2024. Produced for Bracketts llp. REF: 1191245