



Preston Road, Tonbridge, Kent, TN9 1UH

Guide Price £475,000 - 495,000

When experience counts...

est. 1828  
**bracketts**



Offered for sale is this good sized three-bedroom Victorian semi-detached property situated in central Tonbridge forming part of a sought after cul de sac. The property internally has been completely modernised and renovated throughout and comprises entrance hall, sitting room with feature fire & bay window, separate dining room and modern fitted kitchen with integral appliances and breakfast bar. To the first floor there are three bedrooms and a newly installed family bathroom. Externally there is a small walled garden to the front, and a rear garden with patio area and side entrance. Further benefits include rewiring, new boiler, newly laid carpets and herringbone Amtico flooring to the ground floor. Situated close to the Town Centre, the property is within close proximity to Tonbridge Mainline Station and High Street which offers a range of local shops, supermarkets, cafes, 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.

Three Bedrooms

Victorian Semi Detached Family Home

Bay Fronted

Newly Refurbished Throughout

Modern Fitted Kitchen / Breakfast

Two Reception Rooms

Newly Installed First Floor Bathroom

Close to High Street, coveted schools & Mainline Station

Residents Permit On Street 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, 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).

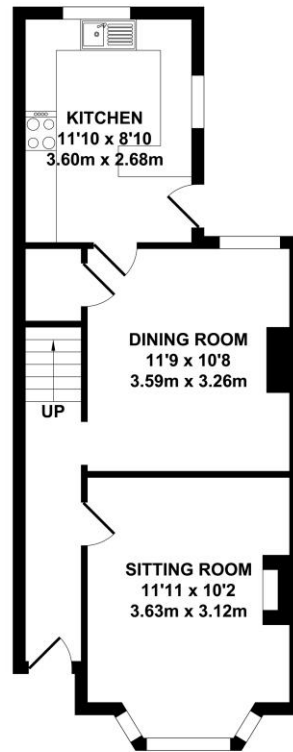
## ADDITIONAL INFORMATION:

Council Tax Band C

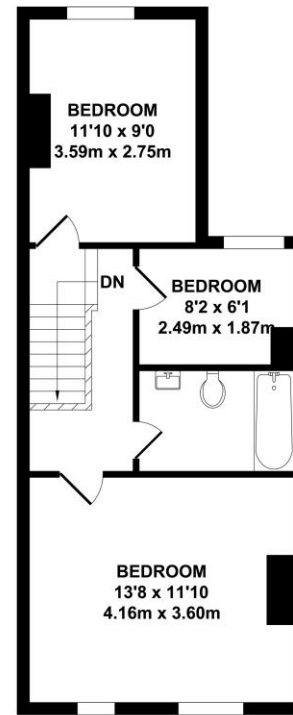
Double Glazed Windows



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GROUND FLOOR  
APPROX. FLOOR AREA  
446 SQ.FT.  
(41.47 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
442 SQ.FT.  
(41.10 SQ.M.)

**TOTAL APPROX. FLOOR AREA 889 SQ.FT. (82.57 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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