



Pine Ridge, Tonbridge, Kent, TN10 3LN

Guide Price £325,000 - £350,000

When experience counts...

est. 1828  
**bracketts**



Offered for sale is this extended three-bedroom semi-detached house situated on a quiet road on the North side of Tonbridge. Internally the property comprises entrance hallway, living room, garden room, kitchen, dining room and additional reception room. There is also a covered side passage providing access from the front of the house to the rear and has storage areas also. Upstairs there are three bedrooms, shower room and a separate W/C. Outside there is an enclosed garden to the rear mainly laid to lawn. There is also a small patioed and walled front garden. The property benefits from being within close proximity to the local primary school and local parade of shops on York Parade which offers a range of local shops such as a Co-Op local, butchers, bakery, tea room and hairdressers. The property does require modernisation throughout and is being offered for sale with no onward chain.

Semi-Detached House

Three Bedrooms

Extended

Living Room

Dining Room

Kitchen

Family Bathroom

Rear Garden

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.

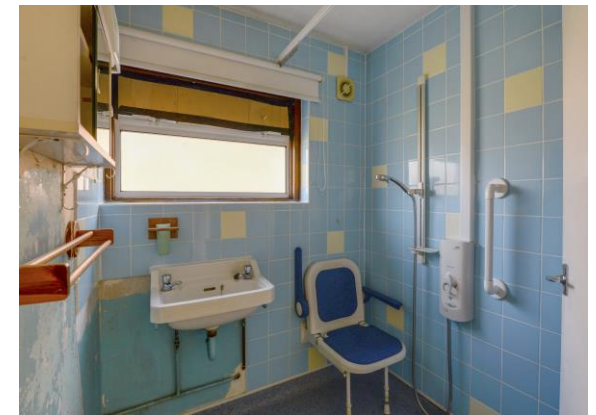
The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

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).

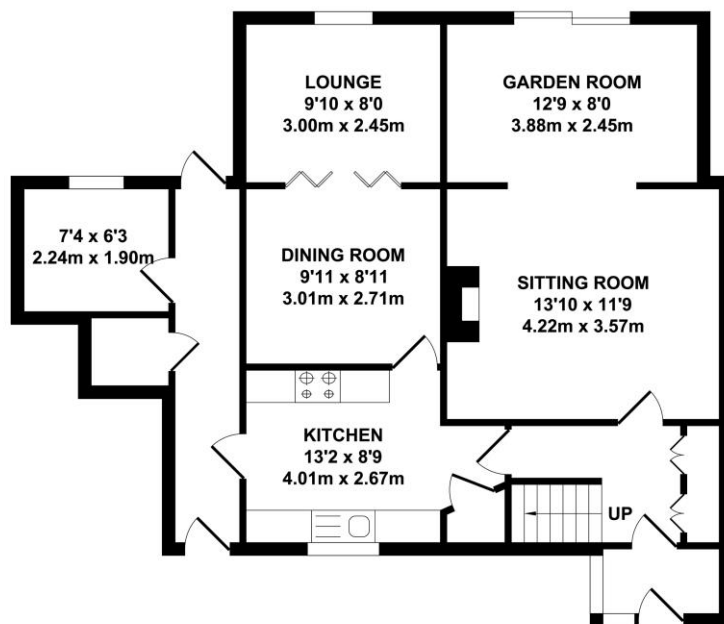
## ADDITIONAL INFORMATION:

Council Tax Band D

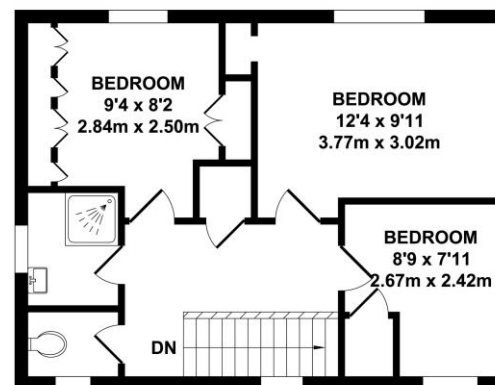
Double Glazed Windows



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GROUND FLOOR  
APPROX. FLOOR AREA  
774 SQ.FT.  
(71.94 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
432 SQ.FT.  
(40.17 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1207 SQ.FT. (112.11 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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