



Priory Road, Tonbridge, Kent, TN9
Guide Price £450,000 - £475,000

When experience counts... **bracketts** est. 1828

GUIDE PRICE £450,000 - £475,000 Offered for sale is this good sized three double-bedroom Victorian terraced property situated in central Tonbridge. The property internally has been completely modernised and renovated throughout and comprises entrance, sitting room, dining room, study / playroom and modern fitted kitchen / breakfast room with integral appliances. To the first floor there is a double bedroom and newly installed family bathroom with separate shower cubicle. To the top floor there are two further double bedrooms. Externally there is a courtyard, block paved rear garden and off street parking for one vehicle to the rear. Further benefits include rewiring, new boiler, newly laid carpets and herringbone style flooring and a new roof. 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 Double Bedrooms

Period Terraced - Arranged Over
Three Floors

Modernised & Refurbished
Throughout

Three Ground Floor Reception
Rooms

Newly Fitted Modern Kitchen /
Breakfast Room

Large Family Bathroom With
Separate Shower Cubicle

New Flooring & Carpets

Courtyard Garden





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).

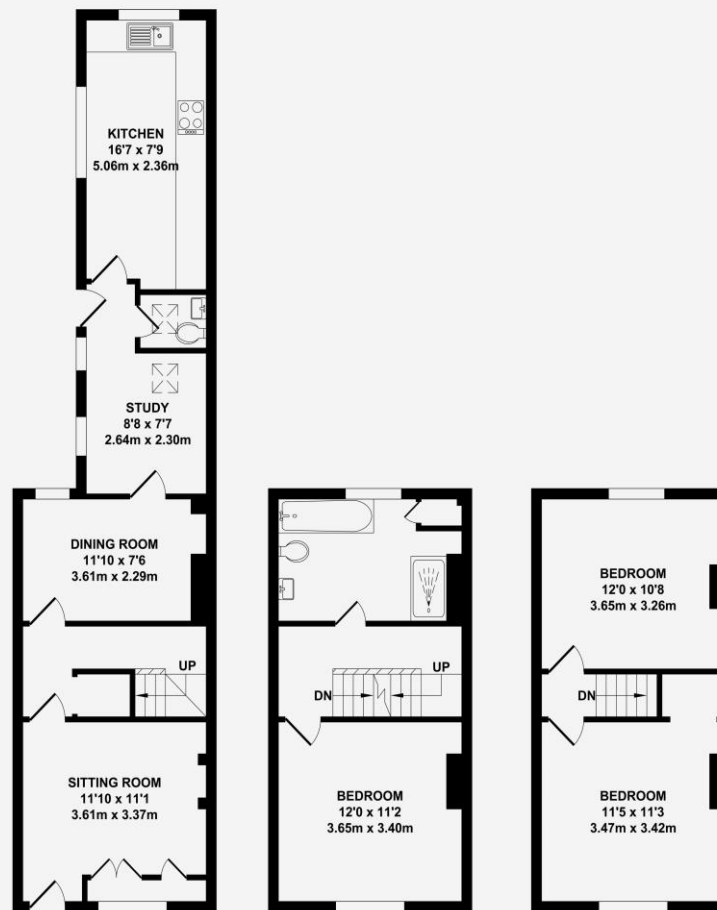
ADDITIONAL INFORMATION:

Council Tax Band C

Double Glazed Windows



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GROUND FLOOR
APPROX. FLOOR AREA
522 SQ.FT.
(48.53 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
294 SQ.FT.
(27.29 SQ.M.)

SECOND FLOOR
APPROX. FLOOR AREA
294 SQ.FT.
(27.29 SQ.M.)

TOTAL APPROX. FLOOR AREA 1110 SQ.FT. (103.11 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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