



St. Marys Road, Tonbridge, Kent, TN9 2LE

Guide Price £700,000 - £725,000

When experience counts...

est. 1828  
**bracketts**



Guide Price £700,000 - £725,000. Bracketts are delighted to offer for sale this gorgeous three-bedroom semi-detached period home situated on a desirable road in South Tonbridge. Internally the property comprises entrance, large separate living room with bay window to front, dining room with double aspect fireplace with wood burning stove, opening up onto a beautifully extended and spacious kitchen / dining area with bi-fold doors and additional downstairs shower room and W/C. Upstairs there is the principle bedroom to the front also with bay window, two further good sized bedrooms and a modern family bathroom. Outside there is a lovely garden to the rear mainly laid to lawn with patio seating area for outdoor entertaining. There is also a handy workshop / studio at the end of the garden with lighting and power. To the front, there is a driveway for two cars. The property benefits from its south Tonbridge location, offering easy access to the High Street and mainline station. There are also a range of local nursery's, primary, secondary and grammar schools all within close proximity, making this lovely home ideal for families. We thoroughly recommend an internal inspection of this property to appreciate its size, spec and location!

Bay Fronted Period Home

Beautifully Presented Throughout

Three Bedrooms

Living Room

Dining Room

Stunning Extended Kitchen /  
Dining

Upstairs Family Bathroom

Additional Downstairs W/C &  
Shower Room

Rear Garden With Workshop

Driveway To Front For Two Cars





## 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 and a full complement of banks and building societies, 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:

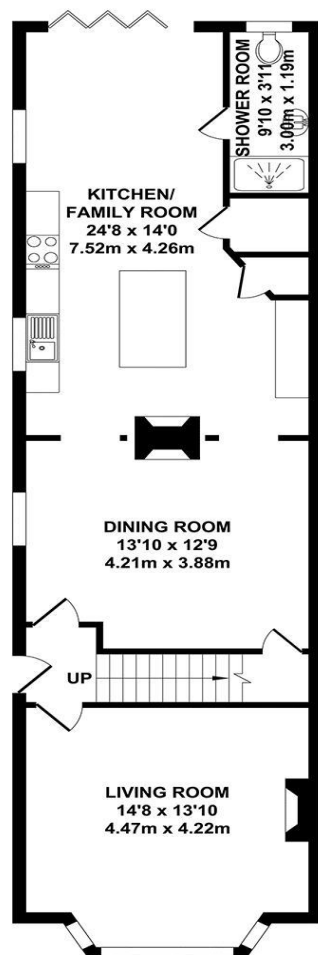
Council Tax Band D  
Double Glazed Windows

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

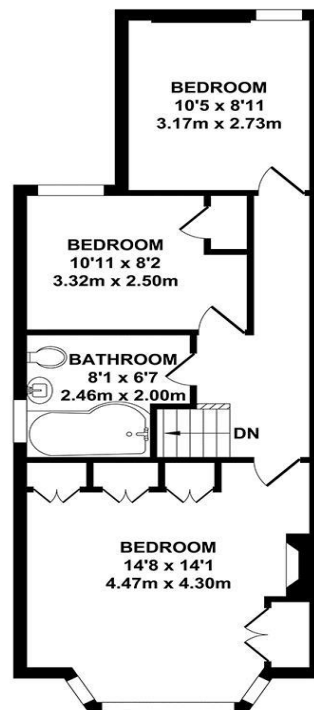


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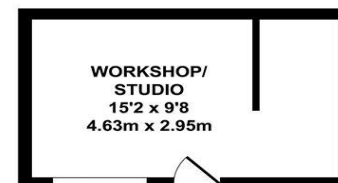




GROUND FLOOR  
APPROX. FLOOR AREA  
753 SQ.FT.  
(69.99 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
503 SQ.FT.  
(46.76 SQ.M.)



OUTBUILDING  
APPROX. FLOOR AREA  
147 SQ.FT.  
(13.66 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1404 SQ.FT. (130.41 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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