



Shipbourne Road, Tonbridge, Kent, TN10 3DS

Guide Price £399,995

When experience counts...

est. 1828  
**bracketts**

Offered for sale is this period property with attractive brick elevations situated in a favoured location close to local amenities, coveted schools, high street & main line station. The property comprises entrance hall, open plan sitting room / dining room, modern fitted kitchen and ground floor bathroom. To the first floor there are three bedrooms. Externally there is a small garden, right of way residential access to the side of the property. There is residents permit parking available and we recommend viewing at your earliest convenience. Offered with no onward chain we recommend viewing at your earliest convenience.

Three Bedrooms

Victorian Terrace

Sitting Room / Dining Room

Kitchen

Ground Floor Family Bathroom

Small Rear Garden, Right of Way  
Access to Side

Close to Local Amenities, High Street,  
Coveted Schools & Main Line Station

Residents Permit Parking

Viewing Highly Recommended

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 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.

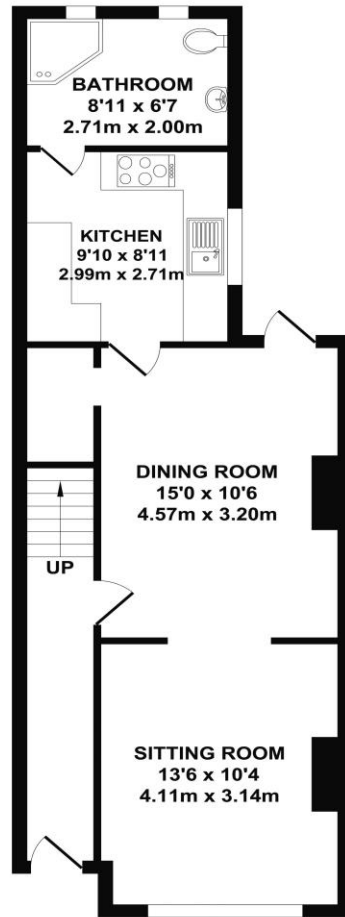
Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

### **ADDITIONAL INFORMATION:**

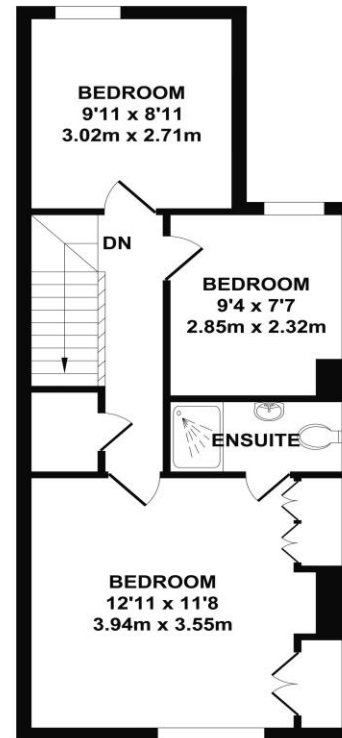
Council Tax Band C

Double Glazed Windows

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GROUND FLOOR  
APPROX. FLOOR AREA  
540 SQ.FT.  
(50.21 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
456 SQ.FT.  
(42.35 SQ.M.)

TOTAL APPROX. FLOOR AREA 996 SQ.FT. (92.56 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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