



CRIDGEBVILLE

MORTRELL
COTTAGES

HAMPSON
REAL ESTATE

Legg & Co
SALES AND LETTINGS

Alexandra Road |
Tonbridge | TN9

TWO DOUBLE BEDROOMS | TWO RECEPTION ROOMS | SHUTTERS ON WINDOWS TO FRONT | EPC RATING C | PRIVATE COURTYARD | PRIME LOCATION CENTRAL TONBRIDGE

Guide price of £335,000 -£350,000| Freehold

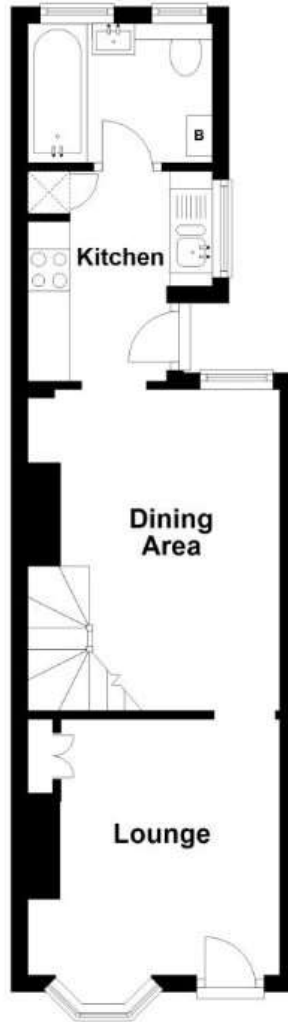
Legg and Co are delighted to offer for sale this well presented two double bedroom property located in central Tonbridge! The property comprises of entrance to dining room with bay window, sitting room with fireplace and under stair storage, fully fitted modern kitchen and family bathroom and to the first floor there are two good size double bedroom, over stairs cupboard and loft access. Outside there is a low maintenance courtyard with alley access to the front and permit parking available. Throughout the property is well maintained and is ideal for first time buyers and investors! The property is set on a quiet road just a few minutes walk to the mainline station and high street with the A21 easily accessible from the property and local schooling for primary, secondary and college ages are all within walking distance. Tonbridge is a thriving market town that has developed over the centuries. It boasts a 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, children's 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.





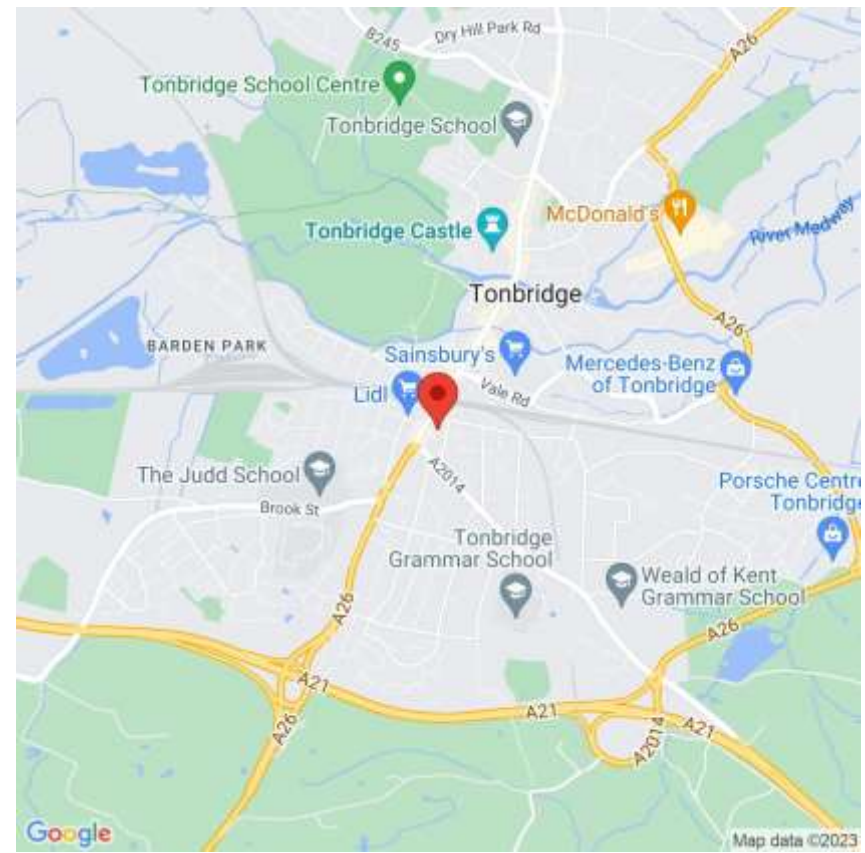
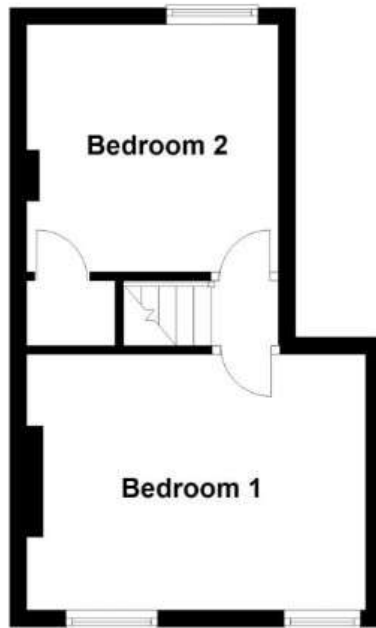
Ground Floor

Approx. 29.6 sq. metres (318.3 sq. feet)



First Floor

Approx. 23.8 sq. metres (256.2 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		91
(69-80)	C		
(55-68)	D		69
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Legg & Co Property Limited

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.