



Victoria Villa, 7 Baltic Road, Tonbridge, TN9 2LZ

Asking price £699,950

Jack Charles  
Estate Agents

Sales & Lettings



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7 Baltic Road,  
Tonbridge,  
TN9 2LZ

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Detached Family Home
- 3/4 Bedrooms
- Two Bathrooms
- Kitchen / Breakfast Room with Balcony
- 3/4 Reception Rooms
- Generous Garden
- Off Road Parking for 2 Cars
- Close To MLS & High St
- No Forward Chain
- Viewings recommended

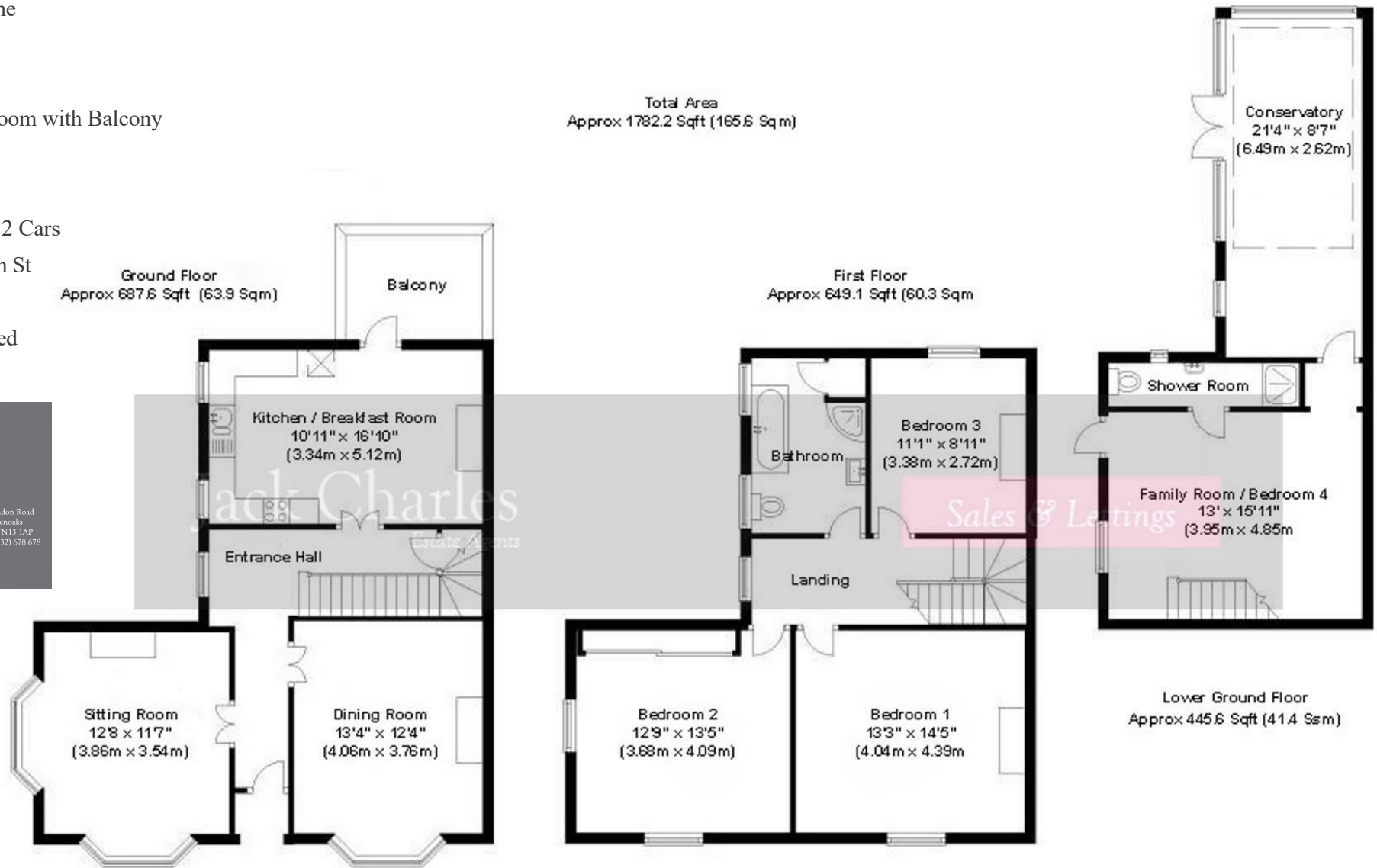
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To Be Sold

Jack Charles are delighted to offer for sale this imposing detached Victorian home situated in a sought after location boasting a wealth of charm and period features. The property is arranged over three floors and offers 3/4 bedrooms, two bathrooms and a variety of reception rooms over the ground and lower ground floors, including a conservatory providing great versatile and flexible accommodation. The kitchen / breakfast room is a good size and has super views over the town towards the north downs from the balcony.

Outside there is a generous garden, outside store room and off road parking for 2 cars.

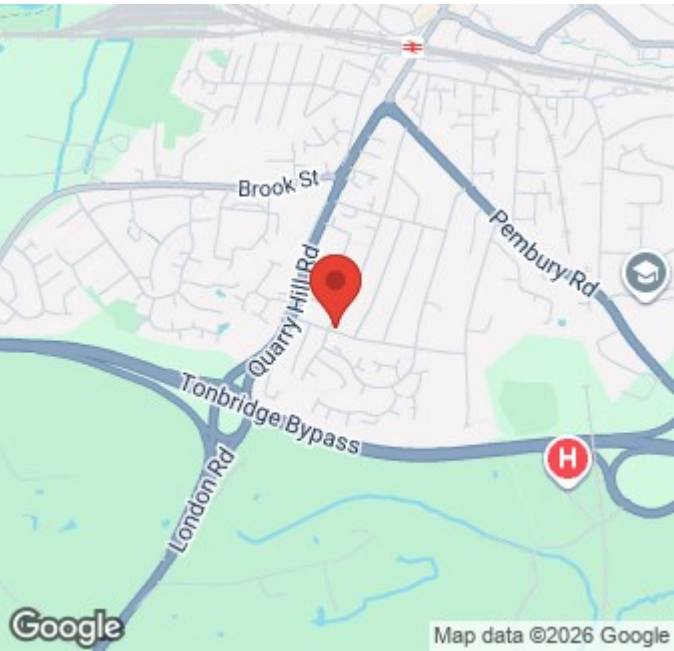
There is also lapsed planning permission approved for a two storey side and rear extensions, erection of car port, and alterations to boundary wall. Additionally the property is being sold with NO ONWARD CHAIN.

This property is conveniently located for Tonbridge Train Station making this ideal for commuters with fast and frequent services to London. The High Street provides excellent shopping facilities and there are excellent Schools nearby in all age groups.

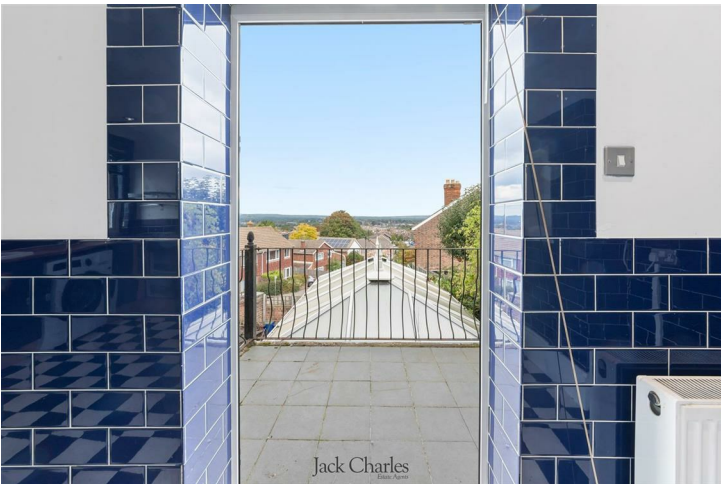
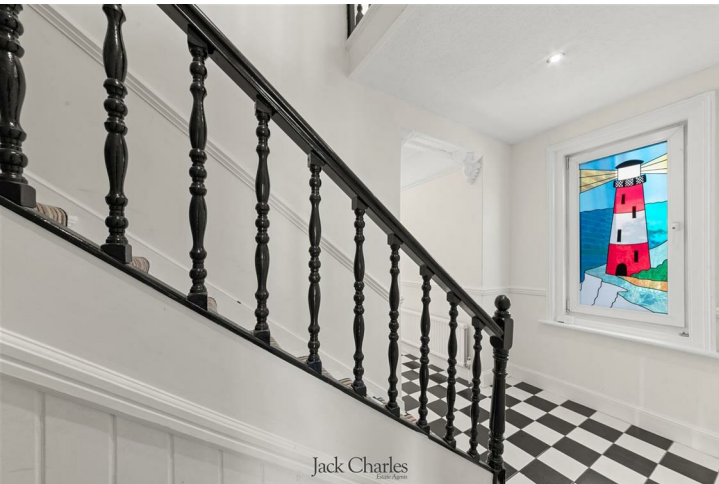
Viewing is highly recommended.

Tonbridge Location

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, children's play areas, miniature railway, putting green etc. Tonbridge town offers an excellent range of retail and leisure activities with High Street stores, 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 a full range of education from Nursery to College and includes Grammar & Private schools such as the well-renowned Tonbridge School. 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).



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 79                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 63      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



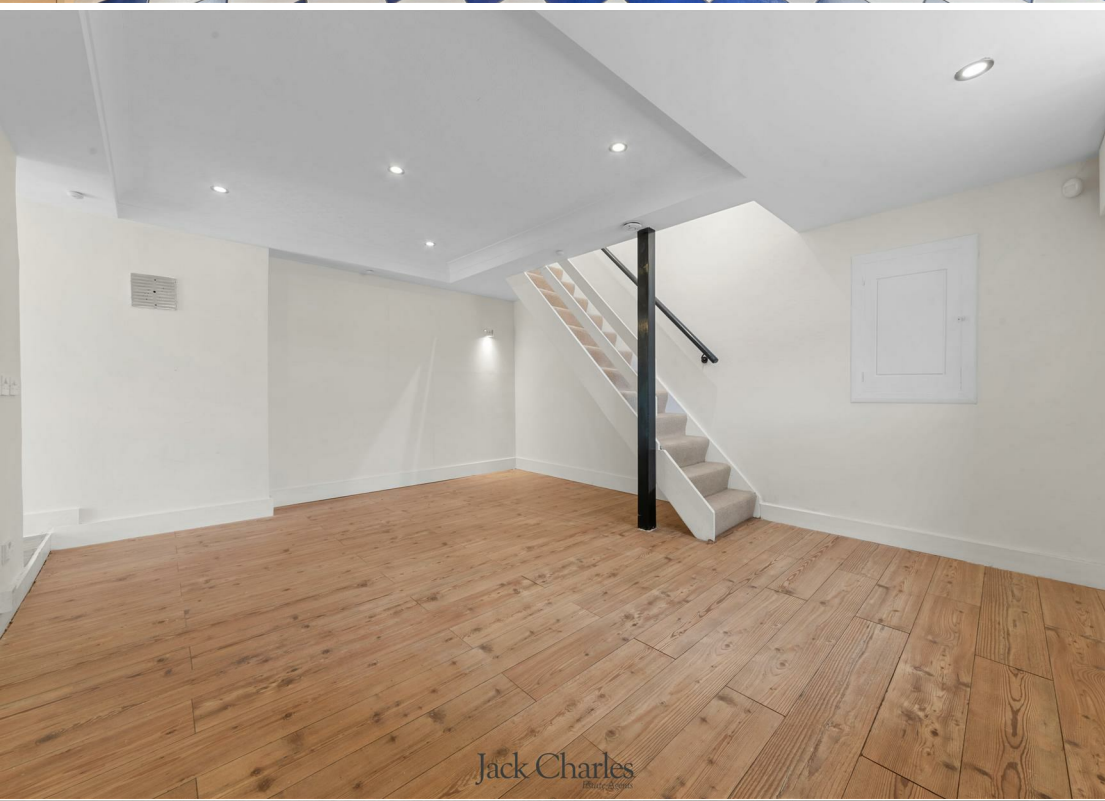




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