



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

**18 Mill Crescent,
Tonbridge, Kent, TN9 1PF**

**NO ONWARD CHAIN
Vacant Possession
£420,000 to £440,000**

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Tonbridge, Kent, TN9 1PF

Key Features

- Two Bedroom Terraced Home in a Sought After Location
- Recently Redecorated
- Quiet Tree Lined Crescent
- Potential to Extend to Rear and Attic (STPP)
- Vacant Possession
- Modern Fitted Kitchen
- Period Features
- Two Good Sized Bedrooms
- Front and Rear Gardens
- Walking Distance to Schools, Amenities and Station
- No Onward Chain

Description

A charming spacious two bedroom home with period features in a popular and sought after location, within walking distance to Tonbridge town centre, schools and mainline station offering excellent communication links to Central London, and the coast.

This well presented home is offered with no onward chain and vacant possession. It comprises entrance hall, living room, second reception room, modern fitted kitchen with garden access, two good sized bedrooms, fitted bathroom and a private rear garden mainly laid to lawn with established borders, a shed and rear pedestrian access.

The property has the added benefit of resident permit parking, modern UPVC windows, composite front and back doors, plus modern gas central heating throughout.

The property has potential to extend to the rear and attic, plus the addition of off road parking, subject to planning approval.



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Location

Situated in a sought after location in a quiet tree lined one way crescent, this popular residential area is close to superstores, leisure, high street, schools, medical centre & other local amenities. Sainsbury's have also expanded their store with an improved range of food, clothing and homeware, including Argos.

The station benefits from fast frequent services to London Charing Cross, Cannon Street and London Bridge, with the journey taking approximately 40 minutes. There are also excellent road links via the A21 and M25, along with renowned schools in the town.

Supplementary Information

■ EPC Rating C

■ Council Tax Band D

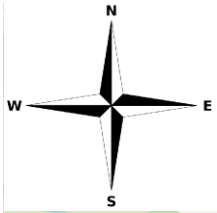
■ Fibre Broadband Installed
Offering Broadband up to 1600
Mbps Download

■ Tonbridge and Malling
Borough Council

**For all viewing enquiries please contact Sibley Pares
Residential Department on 01622 673086**

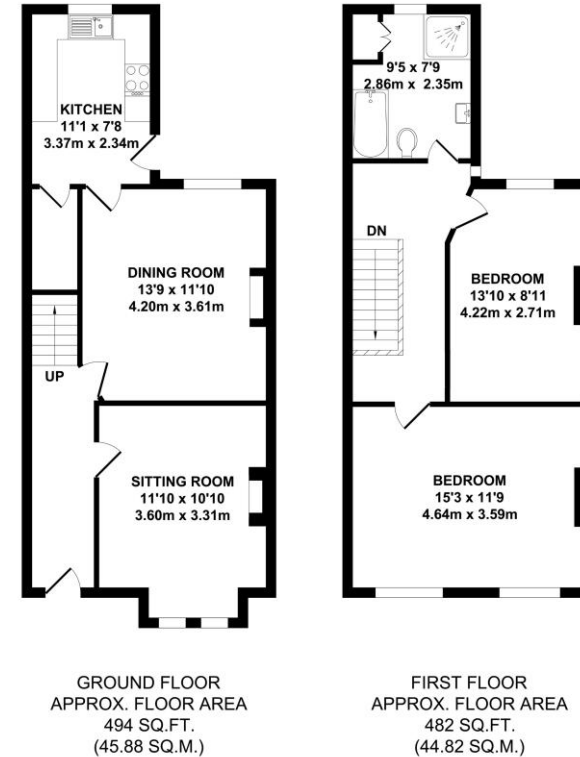






Floorplan and Dimensions

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 976 SQ.FT. (90.70 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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NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

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