


66 St. Marys Road, Tonbridge, TN9 2NL.

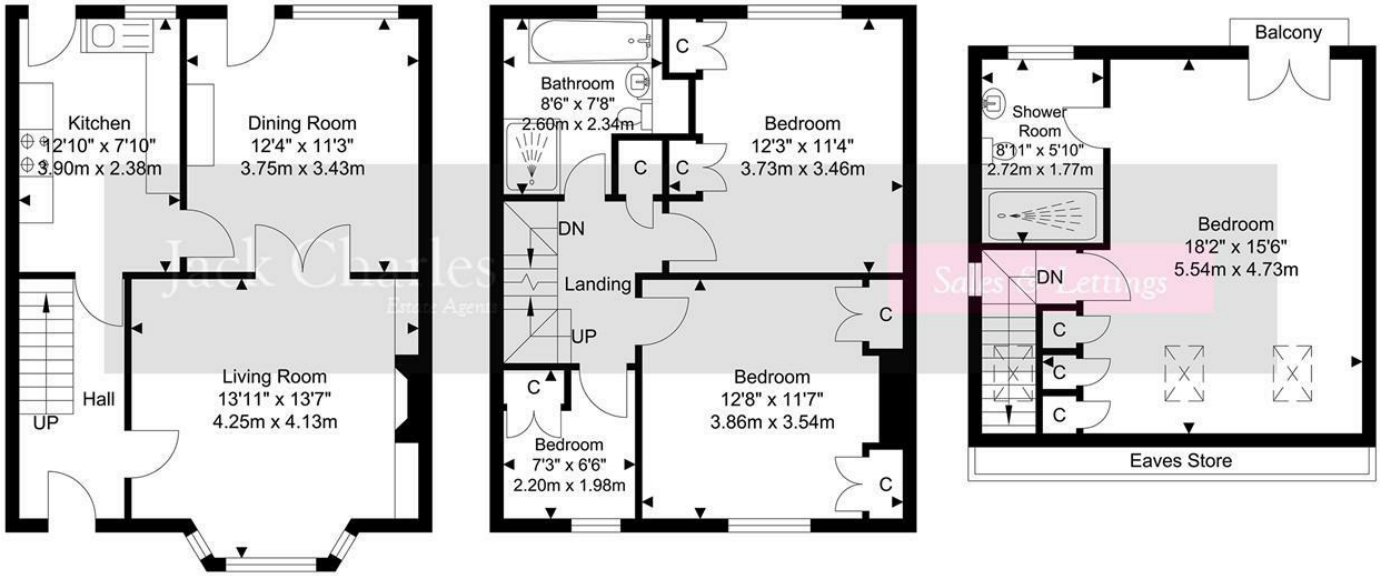
Guide Price £700,000

Jack Charles
Estate Agents

*Sales & Lettings*

- Superb Victorian Semi Detached House
- Four Bedrooms
- Family Bathroom
- Ensuite Bathroom
- Character Features
- Stripped Floors and Doors
- Lovely Rear Garden
- Close To Town & Train Station
- Early Viewings Highly Recommended

**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.

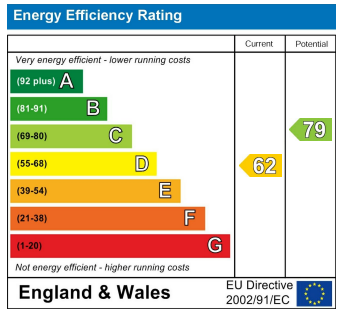



Ground Floor
Approximate Floor Area
483.40 SQ.FT.
(44.91 SQ.M.)

First Floor
Approximate Floor Area
470.70 SQ.FT.
(43.73 SQ.M.)

Second Floor
Approximate Floor Area
335.72 SQ.FT.
(31.19 SQ.M.)

TOTAL APPROX FLOOR AREA 1289.83 SQ.FT. (119.83 SQ. M.)
For Identification Purposes Only.

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## To Be Sold

Jack Charles are delighted to offer for sale this beautifully presented four-bedroom period home on St Mary's Road in Tonbridge. Behind its red-brick, bay-fronted exterior, the property offers approximately 1,290 sq ft of accommodation across three floors, with two reception rooms, a generous principal suite and a well-proportioned rear garden.

The entrance hall leads into a bay-fronted living room, where exposed timber floorboards, a decorative tiled fireplace and fitted alcove cupboards give the room plenty of character. Double doors open into the dining room, allowing the two rooms to be used together when entertaining or closed off for quieter evenings. The dining room has fitted shelving and a glazed door to the garden. The adjoining kitchen is fitted with white cabinetry, wood-effect worktops and green tiled splashbacks, with a further door opening onto the rear patio.

The first floor provides two double bedrooms with fitted storage and a smaller fourth bedroom, currently arranged as a nursery and equally suited to use as a study. The family bathroom features a freestanding bath, a separate shower and a vanity unit, set against teal tiling.

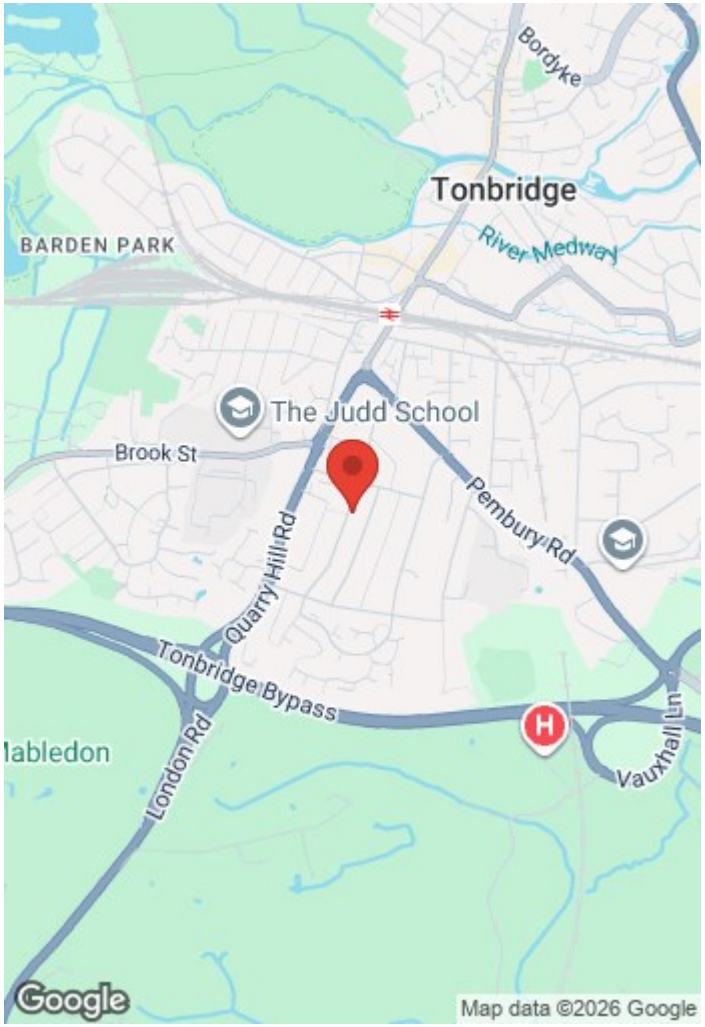
The principal bedroom occupies the second floor and is a standout feature of the house. Measuring approximately 18'2" by 15'6", it has roof windows and glazed double doors opening to a Juliet balcony overlooking the rear garden. There is also built-in cupboard and eaves storage, together with an en suite shower room with a walk-in rainfall shower.

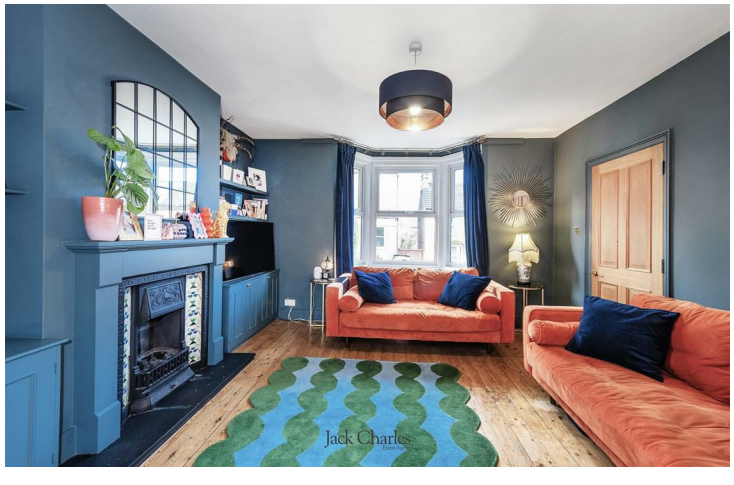
Steps rise from the pavement to a lawned front garden and the entrance. To the rear, a paved seating area sits immediately outside the kitchen and dining room, with a lawn, planted borders and a timber shed beyond. A side gate provides access between the front and rear of the property.

St Mary's Road is on the south side of Tonbridge, well placed for the High Street, local schools and the mainline station.

## 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, 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).

















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