



24 Barden Road, Tonbridge, TN9 1TX.

Offers in excess of £475,000

Jack Charles  
Estate Agents

Sales & Lettings

- Victorian Town House
- Kitchen
- Close To Main Line Station

- Three Double Bedrooms
- Lounge / Dining Room
- Permit Parking

- Ensuite & Family Bathroom
- Paved Rear Garden
- Close To Grammar Schools

**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.

Approx Gross Internal Area  
121 sq m / 1299 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>80</b>
	<b>62</b>	
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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## To Be Sold

Offers in excess of £475,000 Situated on Barden Road in the charming town of Tonbridge, this delightful end terrace house offers a perfect blend of comfort and convenience. With its spacious layout, this property is ideal for commuter families or those seeking a bit more room to breathe.

Situated close very close to the main line station and all the amenities that the High street offers. This property is also positioned conveniently for good local primary and grammar schools.

The property has undergone some improvement especially to the external elevations which have been sympathetically re-rendered. As you enter, you are welcomed by an entrance hall that leads into an open-plan lounge / dining room, creating a warm and inviting atmosphere for both relaxation and entertaining. The good-sized kitchen is well-equipped, providing ample space and gives access to the garden and a cloakroom/WC

The house boasts three generously sized double bedrooms. The master bedroom features an ensuite shower room, additionally, there is a well-appointed family bathroom.

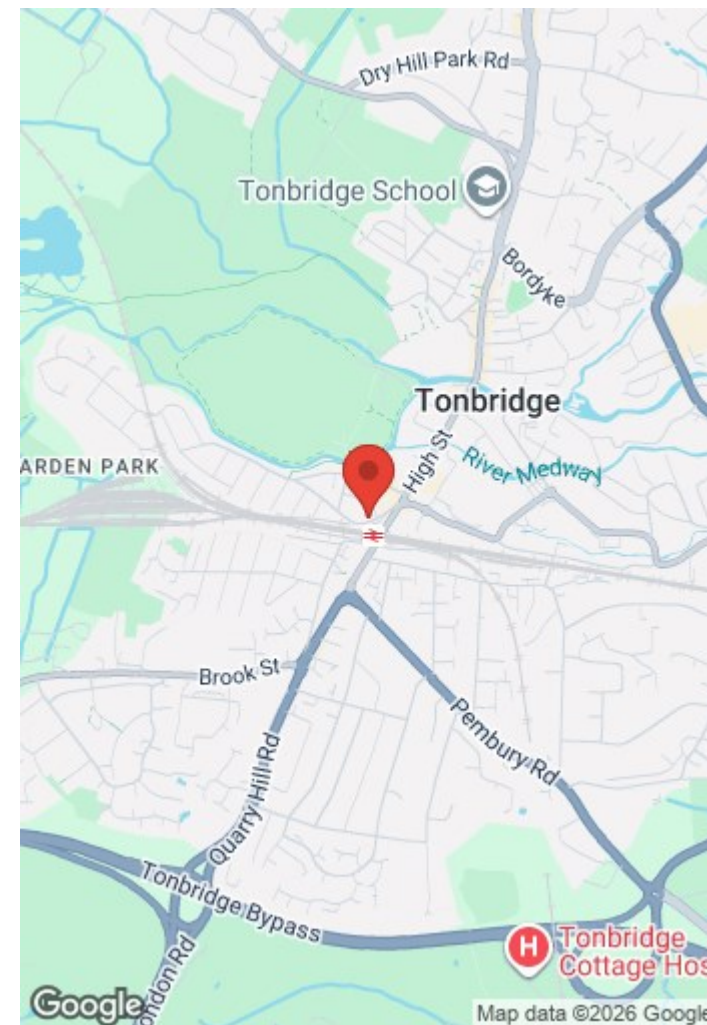
Outside, the paved garden offers a low-maintenance outdoor space, perfect for enjoying the fresh air or hosting summer barbecues.

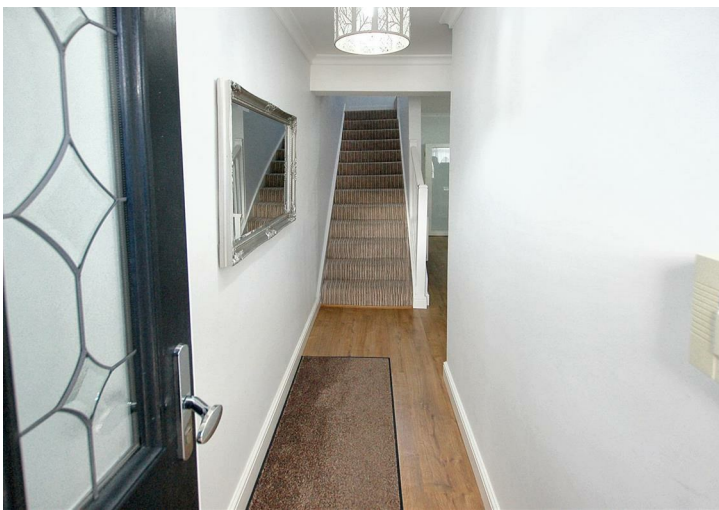
One of the standout features of this property is its proximity to the mainline station, making it an excellent choice for commuters. With easy access to transport links, you can enjoy the tranquillity of suburban living while remaining well-connected to the wider area as well as being on the door step to Haysden Country Park.

In summary, this spacious town house on Barden Road is a wonderful opportunity for those looking for a comfortable home in a convenient location. With its ample living space, modern amenities, and close proximity to transport, it is sure to appeal to a variety of buyers.

## 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).





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