



164 Vale Road, Tobridge, Kent TN9 1SP
Guide Price: £300,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Mid Terrace Period Property
- *Popular South Tonbridge Location
- *Character Features Throughout
- *Private Enclosed South Facing Courtyard Garden
- *Walkable to Main Line Station & Town
- *Two Bedrooms *Sitting Room *
- *Contemporary Kitchen & Bathroom
- *Two Double Bedrooms

Description

This attractive mid-terrace period property offers a well-balanced combination of traditional character and contemporary living, making it an ideal choice for first-time buyers, couples or those looking for a conveniently located home within easy reach of Tonbridge town centre and its main line station.

Accommodation

- The front sitting room provides a welcoming introduction to the property with its neutral décor.
- The accommodation continues into the contemporary fitted kitchen, which has been designed with both style and practicality in mind. A range of shaker-style wall and base units is complemented by wood-effect grey work surfaces, together with an integrated oven, electric hob, stainless steel splashback, extractor and sink. A window overlooking the rear courtyard brings in plenty of natural light.
- The ground floor bathroom is fitted with a modern white suite comprising a bath with overhead shower, pedestal wash basin and WC, with white tiling providing a clean and contemporary finish.
- Upstairs are two well-proportioned double bedrooms, which is an excellent feature for a property of this type. The principal bedroom enjoys an aspect towards the front and benefits from fitted wardrobes and an attractive open Victorian fireplace, whilst the second bedroom overlooks the rear and also retains an open fireplace, adding further character.



- To the rear is a particularly useful private south-facing courtyard garden. The enclosed nature of the garden provides a good degree of privacy, whilst its manageable proportions make it an easy outdoor space to enjoy without being demanding to maintain. There is also useful additional storage provided by two store-rooms, making the most of the available outside space. The courtyard offers plenty of scope for outdoor seating, pots and planting.
- The property benefits from a right of way along a back passageway and out onto Vale Road, providing rear access to the garden and back of the property.
- All mains services: Gas fired central heating. Double glazed windows. .
- Council Tax Band: C - Tonbridge & Malling.
- EPC: C

Tonbridge

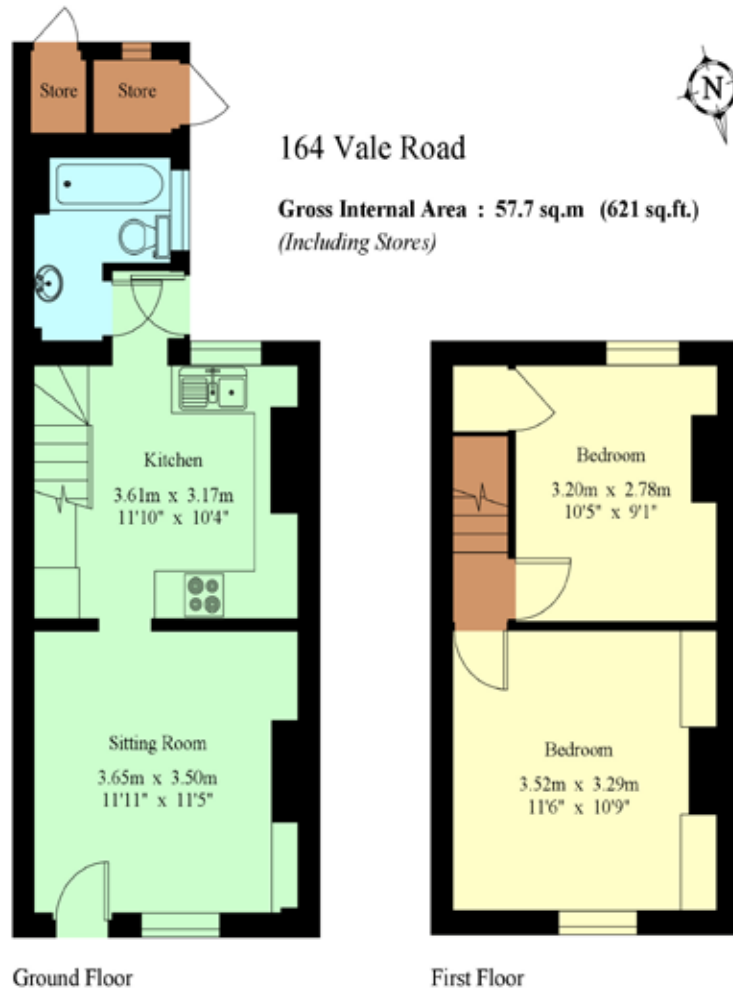
Tonbridge is a market and commuter town situated on the banks of the river Medway with Norman castle and riverside park. The town offers a good range of shops, supermarkets, restaurants, bars and cafes, leisure centres, a swimming pool and tennis courts. There are excellent primary and secondary schools locally in both state and private sectors and the property is within walking distance of Weald of Kent, Tonbridge and Judd grammar schools, as well as Hillview and Hayesbrook secondary schools. Tonbridge main line station provides services to Cannon Street/London Bridge/Charing Cross in about 40 minutes. The A21 and A26 linking to the M25 and M20 are easily accessible.



Viewing Strictly By Appointment

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