



141 St Marys Road, Tonbridge, Kent TN9 2NL
Guide Price: £400,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Characterful End-Terrace House
- *Two Double Bedrooms
- *Walking Distance to the High Street & Main Line Station
- *Sitting Room
- *Separate Dining Room
- *Modern Fitted Kitchen
- *Spacious First Floor Bathroom
- *Character Features
- *Delightful Landscaped Terraced Cottage Rear Garden

Description

This characterful end of terrace house is situated in a desirable residential area on the southern side of the town with elevated views and within walking distance of the high street and main line station. This delightful property is offered for sale for the first time in forty years and combines lovely original features with modern comforts.

Accommodation

- The property is situated in a one-way street, approached via a wrought iron gate with landscaped cottage walled front garden and pathway leading to the front door and enclosed entrance porch with attractive etched glass door to:-
- Sitting room attractive bay window to front with secondary glazing and UV filter film, bespoke fitted bookshelves and cupboards to recesses. Inner hallway with stairs rising to the first floor.
- A wooden panelled door leads to the dining room, window to rear with secondary glazing, ample space for a dining table and chairs and open archway and steps leading to the kitchen.
- Modern fitted kitchen by Wickes, completed in 2021 comprising cream wall mounted cabinets and base units of cupboards and drawers with wood block effect worktops and brick tiled splashback. Appliances including oven, slimline dishwasher and integrated fridge/freezer, ceramic sink unit, bin storage and corner carousels, finished with attractive Victorian tile effect flooring. Cupboard housing gas fired boiler and modern door providing access to the rear garden.
- First floor split landing with access to loft space via hatch and providing access to the two double bedrooms and generous bathroom. Bright main bedroom with aspect to front, papered walls and two fitted wardrobes. Second bedroom with aspect to rear overlooking the garden, double glazed window and fitted wardrobe.
- Spacious family bathroom fitted with a matching suite comprising panelled bath with shower over, curtain and rail, pedestal basin and close coupled toilet. Fitted airing cupboard, replaced double glazed window and vinyl flooring.



- The delightful rear garden has been landscaped and arranged in terraces with part walled and fenced boundaries. Indian stone terrace/seating area ideal for summer dining and entertaining, deep planted established borders offer a variety of interest. Garden timber shed to the far rear. Access to the front via shared passageway, which is owned by the property with rights of access to the neighbouring property.
- Services: All mains services. Gas central heating. Double glazed front and back doors, kitchen, bathroom and second bedroom windows replaced in 2021. New consumer unit in 2021. Replacement soffits, fascias and gutters. On street permit parking costing \$58.00 each for two permits.
- Council Tax Band: C - Tonbridge & Malling
- EPC: D

Situation

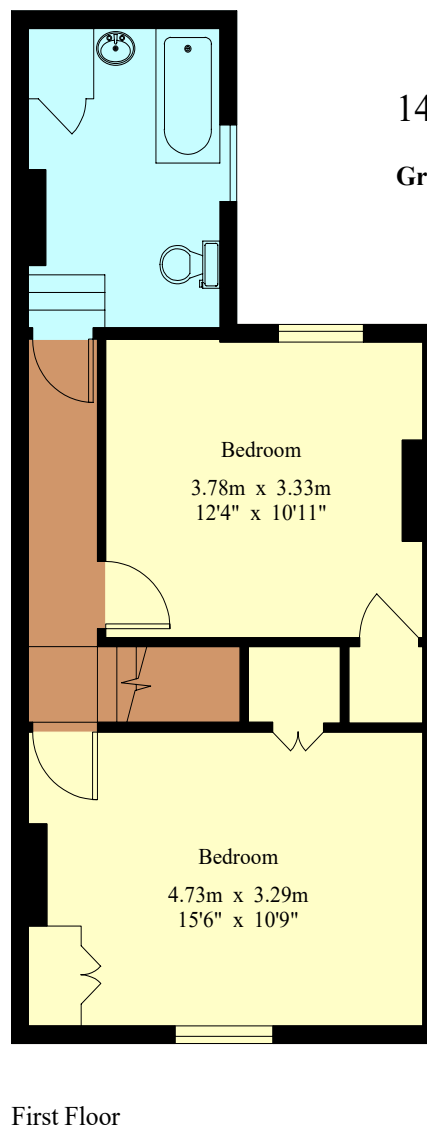
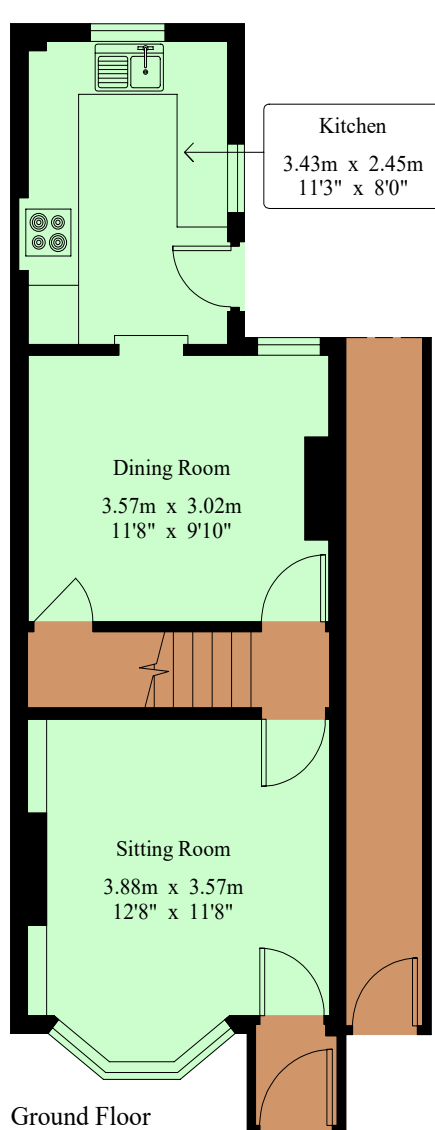
The property is situated in an elevated position in this popular residential area on the south side of the town, walkable to the town centre and main line station offering fast services to London. Tonbridge is a thriving market and commuter town situated on the banks of the river Medway with Norman castle and riverside park. The town offers a good range of high street stores, banks and building societies, supermarkets, restaurants, bars and coffee shops, leisure centres, a swimming pool and tennis courts. Tonbridge offers a full range of education from Nursery to College and includes primary and secondary schools locally in both state and private sectors including Weald of Kent, Tonbridge and Judd grammar schools, as well as Hillview and Hayesbrook secondary schools. Tonbridge main line station provides fast commuter links to Cannon Street/London Bridge/Charing Cross in about 40 minutes. The A21 and A26 linking to the M25 and M20 are easily accessible. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell.



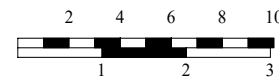
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141 St Mary's Road
Gross Internal Area : 81.6 sq.m (878 sq.ft.)



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