



8a St. Marys Road, Tonbridge, Kent, TN9 2LD

Guide Price £600,000 - £625,000

When experience counts...

est. 1828
bracketts

Offered for sale this three-bedroom semi-detached family home situated on a sought after road in South Tonbridge. This is at the favoured end of St Marys Road benefitting from being close to all local amenities, Tonbridge High Street, mainline station and coveted local grammar schools is within walking distance of the town and main line station. Beautifully designed in a Victorian style in keeping with the properties nearby, the property was built in 2008 and benefits from modern building standards and insulation. Internally comprising accommodation over three floors. To the ground floor there is an entrance hall, kitchen/breakfast room to the front, cloakroom WC and a large open plan living/dining room that opens out onto the rear garden. The first floor a family bathroom, two double bedrooms with one boasting an en suite. The top floor offers a further double bedroom where there is also plenty of storage and space for a home office. The property provides off-road parking for two cars to the front. Offered with no onward chain.

Three Double Bedrooms

Semi Detached Family Home

Sought After South Tonbridge
Location

Close to Coveted Schools, High Street
Mainline Station

Kitchen

Large Sitting Room

Family Bathroom & En Suite Shower

Driveway to Front

Rear Garden

No Onward Chain





LOCATION: Tonbridge

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, childrens' play areas, miniature railway, putting etc.

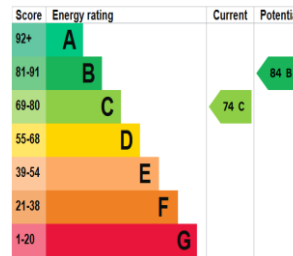
Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores, together with a selection of coffee shops, restaurants and local inns.

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.

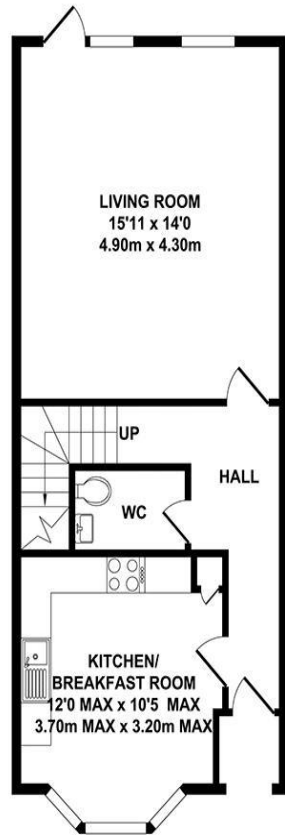
Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

ADDITIONAL INFORMATION:

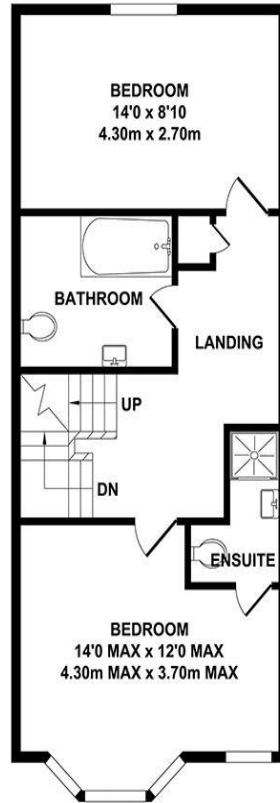
Council Tax Band D
Double Glazed Windows



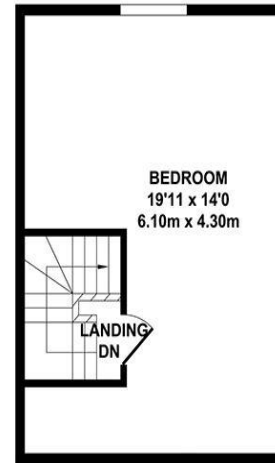
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GROUND FLOOR
APPROX. FLOOR AREA
472 SQ.FT.
(43.80 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
464 SQ.FT.
(43.10 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
279 SQ.FT.
(25.90 SQ.M.)

TOTAL APPROX. FLOOR AREA 1215 SQ.FT. (112.80 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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