



40 Somerhill Road, Tonbridge, Kent, TN9 2EE

Guide Price £350,000 - £375,000

When experience counts...

est. 1828  
**bracketts**

Offered for sale is this two bedroom end terrace family home. Located in South Tonbridge, this beautifully refurbished two-bedroom home is in close proximity to local coveted schools, amenities, and the mainline station — perfect for commuters and families alike. The property has been updated throughout, and comprises, entrance hall, sitting room features an exposed brick chimney and a wood burner, The modern kitchen/breakfast room is well-equipped, providing a bright and functional space for cooking and dining. Upstairs, there are two spacious double bedrooms and a bathroom finished to a high standard. Externally there is a good sized landscaped rear garden mainly laid to lawn with mature shrubs, trees, and borders, decked seating area and a hardstanding is already in place, providing an ideal spot for a home office. To the front, there is a driveway with space for one car, ensuring convenient off-road parking. We recommend viewing at your earliest convenience.

Two Double Bedrooms

End Terraced Family Home

Sitting Room With Log Burning Stove  
& Exposed Brick Chimney

Modern Fitted Kitchen / Breakfast  
Room

Family Bathroom

Landscaped Rear Garden With  
Decked Seating Area

Further Hardstanding Area Ready For  
Home Office

Driveway to Front

Close to Coveted Schools & Mainline  
Station





**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 C  
Double Glazed Windows

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

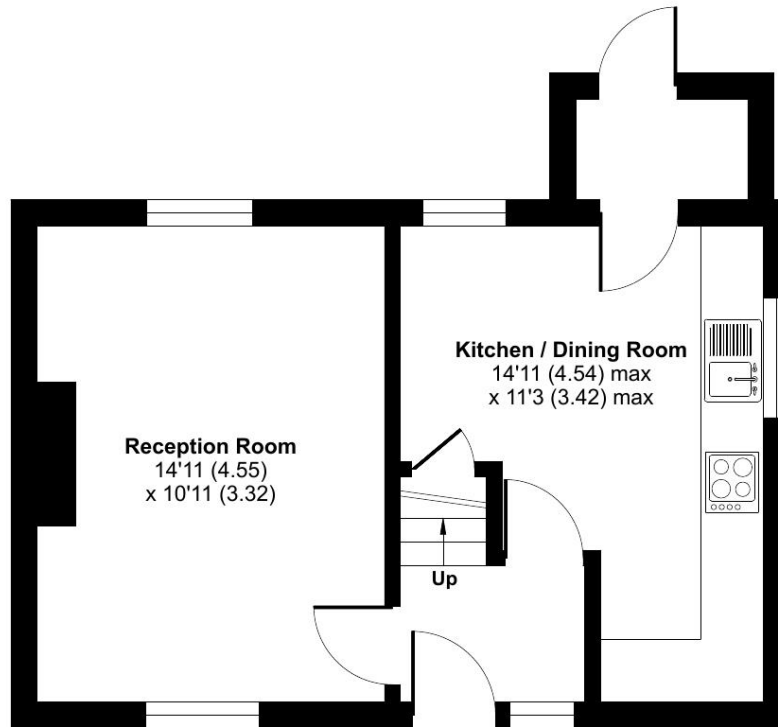


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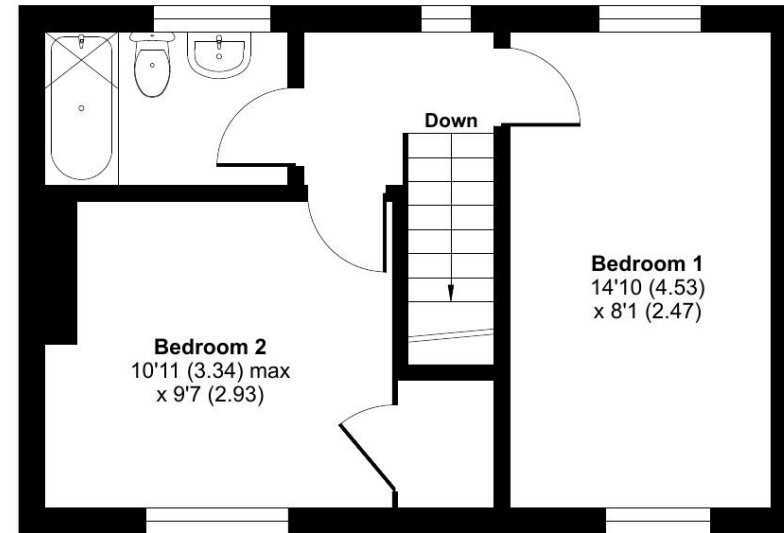
# Somerhill Road, Tonbridge, TN9

Approximate Area = 701 sq ft / 65.1 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Bracketts Ip. REF: 1268155