



(LAND), Barden Road, Tonbridge, Kent, TN9 1UB  
Guide Price £125,000

When experience counts... **bracketts** est. 1828

Offered for Sale is this rare opportunity to purchase a parcel of land in central Tonbridge off the ever popular Barden Road. Planning permission has been granted to convert an existing garage to a detached two bedroom coach house comprising entrance hall, utility room, cloakroom WC, open plan sitting room / dining room, fitted modern kitchen. to the first floor two bedrooms and a family bathroom. Externally the property will offer a courtyard style garden with bi folding doors from living room and a patio / bin store. The land can be viewed and all planning documents can be found on the Tonbridge & Malling Planning portal REF: 19/01953/FL

Development Opportunity

Central Location

Close to High Street, Local Amenities  
& Main Line Station

Close to Tonbridge Park & River  
Walks

Planning Permission Granted, Two  
Bedroom Detached

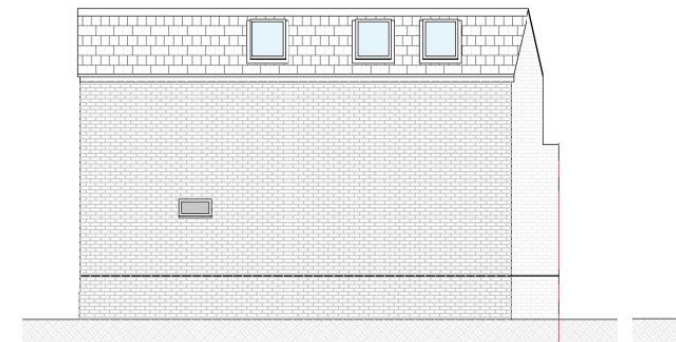
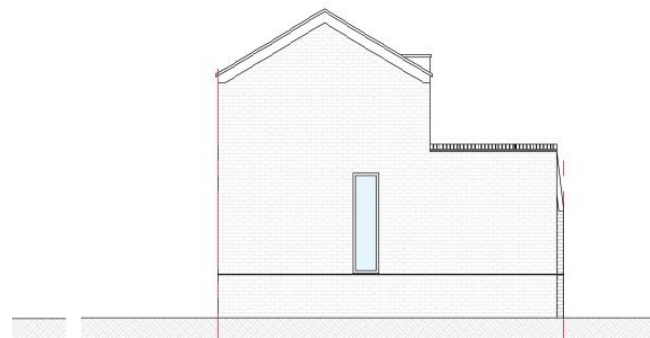
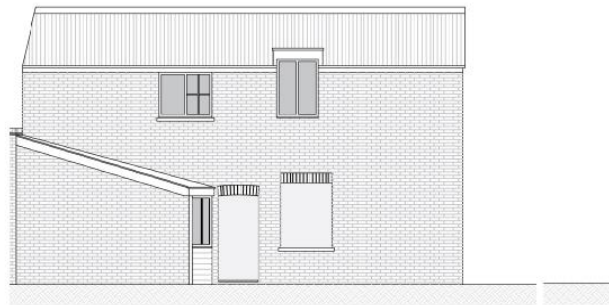
Open Plan Living

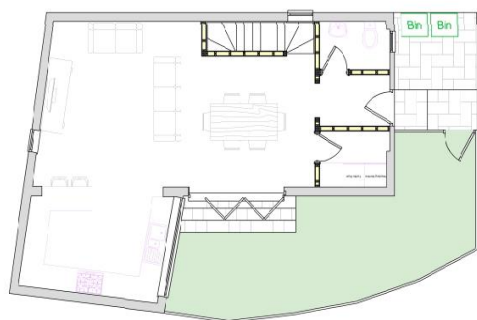
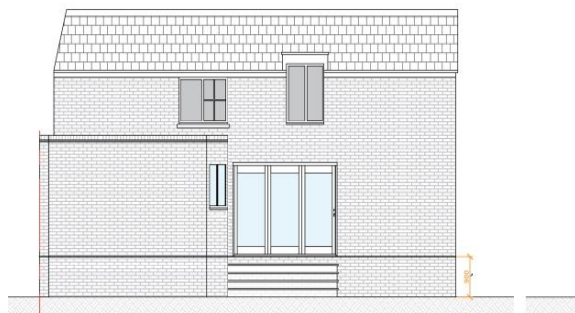
Modern Kitchen & Bathroom

Court Yard Gardens

Residents Permit On Street Parking

PLANNING REF: 19/01953/FL





## 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.

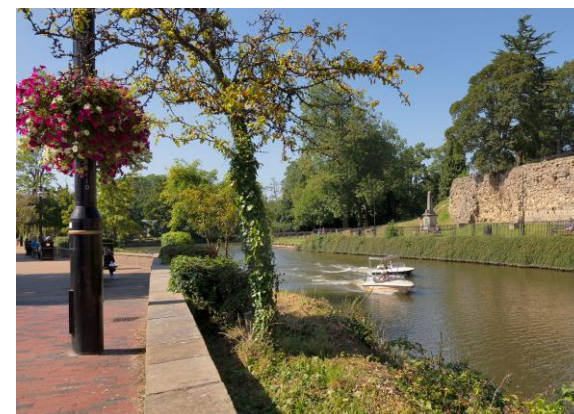
Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns.

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 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  
Double Glazed Windows



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