



Deakin Leas, Tonbridge, Kent, TN9 2JS

Guide Price £650,000 - £675,000

When experience counts...

est. 1828  
**bracketts**



Offered for sale is this immaculately presented extended 1930's period semi detached property forming part of a sought after road in South Tonbridge. The property is close to all local amenities, mainline station and coveted local grammar schools. Internally the property has been modernised and upgraded throughout comprising entrance hall, cloakroom WC, sitting room and an open plan modern fitted kitchen / utility / dining room with a family area / play room. To the first floor there is a family bathroom and three bedrooms. Externally the property offers a good size rear garden mainly laid to lawn with mature shrubs & trees, patio seating area and a detached workshop with power & light. To the front there is a recently laid driveway with parking for 2-3 vehicles. Viewing comes highly recommended.

Three Bedrooms

1930's Extended Semi Detached Family Home

Sought After South Tonbridge Location

Close to Local Amenities, High Street & Main Line Station

Close to Coveted Schools

Sitting Room

Open Plan Modern Fitted Kitchen / Dining / Family Area

Cloakroom WC

Newly Laid Driveway to Front

Good Size Rear Garden

Viewing Highly Recommended



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## 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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85  B
69-80	C	73  C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

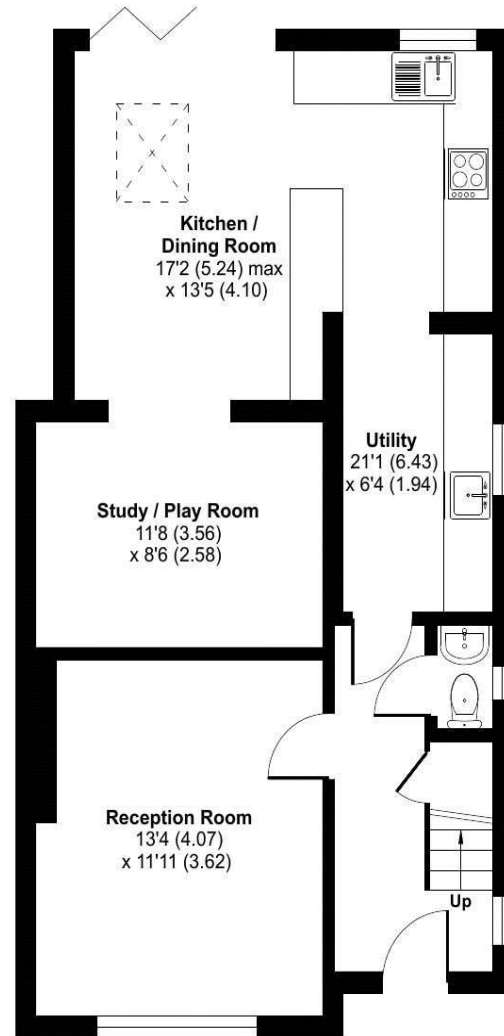


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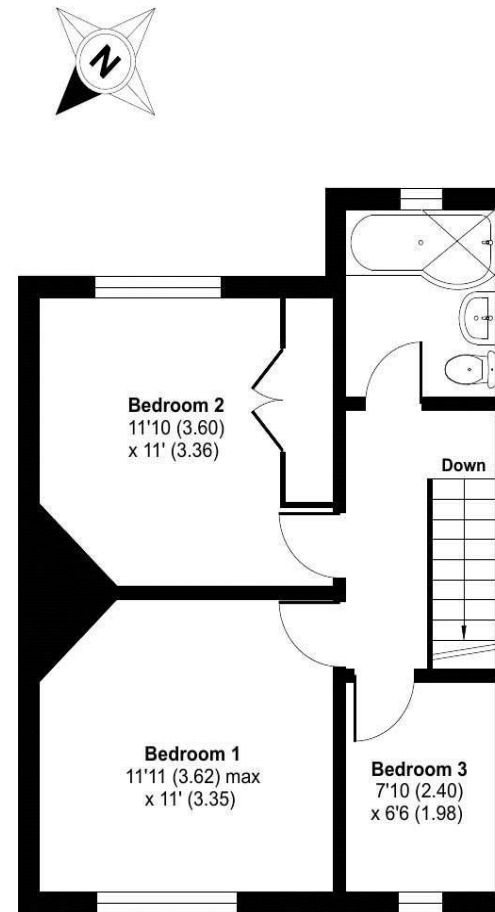
## Deakin Leas, Tonbridge, TN9

Approximate Area = 1076 sq ft / 99.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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