



St. Marys Road, Tonbridge, Kent, TN9 2LE

Guide Price £600,000 - £625,000

When experience counts...

est. 1828  
**bracketts**

Offered for sale is this attractive Victorian 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. The property has attractive brick elevations, bay window and period features throughout. The accommodation comprises entrance hall, bay fronted sitting room, dining room and a large open plan and extended kitchen/breakfast room . To the first floor there is three good size bedrooms and a family bathroom. Externally the property benefits from off street parking, side access and a south facing rear garden, mainly laid to lawn with patio area. Offered with no onward chain we recommend viewing at your earliest convenience.

Three Bedrms

Victorian Semi Detached Family Home

Sought After South Tonbridge Location

Close to High Street, Coveted Schools,  
Mainline Station & Road Networks

Two Reception Rooms

Large Open Plan Kitchen / Dining  
Room

First Floor Family Bathroom

Rear Garden

Off street Parking For One Vehicle

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:

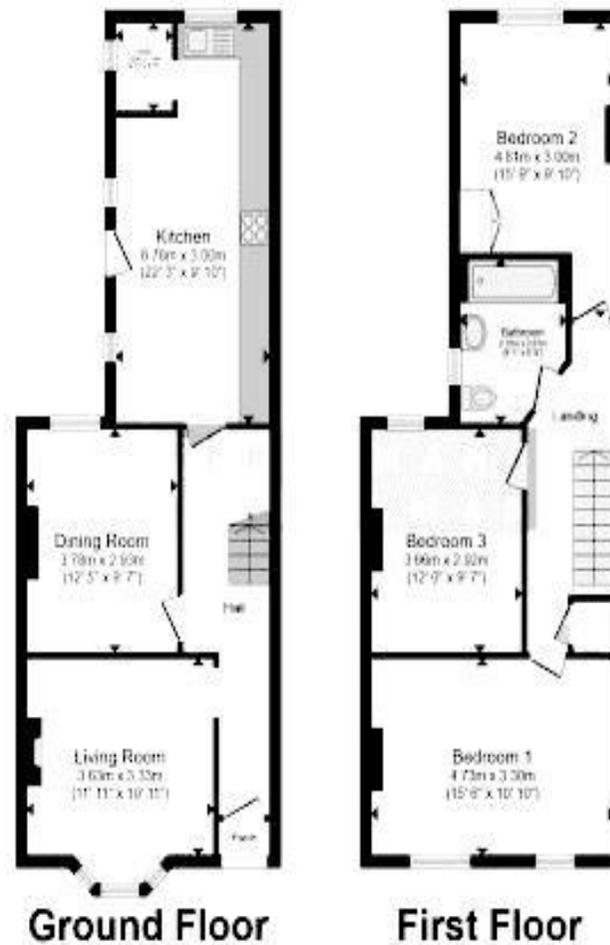
Council Tax Band D

Double Glazed Windows

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		



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Total floor area 110.1 m<sup>2</sup> (1,185 sq. ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.