



Woodside Road, Tonbridge, Kent, TN9 2PD

Guide Price £425,000

When experience counts...

est. 1828  
**bracketts**



Offered for sale is this charming two-bedroom Victorian semi detached family home situated on a quiet road, tucked away in South Tonbridge. The property has been modernised and immaculately presented throughout and benefits from a first floor bathroom. Arranged over two floors accommodation comprises, entrance hall, sitting room with feature fireplace and bespoke storage & shelving solutions, dining room and a modern fitted kitchen. To the first floor there are two good sized bedrooms and a modern family bathroom with freestanding bath and separate shower cubicle. Externally there is a rear garden, mainly laid to lawn with patio seating areas and large shed to remain. We recommend viewing at your earliest convenience. The property benefits from being within close proximity to Tonbridge mainline station, as well as Tonbridge high street where you will find a range of local shops, supermarkets, bars and restaurants. Beyond the high street is the historic Tonbridge Castle with stunning river walks leading you through to the park and sportsground and onto the beautiful Haysden Country Park.

## Two Bedrooms

## Victorian Semi Detached Home

## Immaculately Presented Throughout

## Two Reception Rooms

## Modern Fitted Kitchen

## Utility Rear Lobby

## First Floor Luxury Bathroom With Separate Shower Cubicle

## South After South Tonbridge Location

Close to Coveted Schools, Local Amenities & Main Line Station

Rear Garden, Mainly Laid to Lawn,  
Two Patio Seating Areas







## 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:

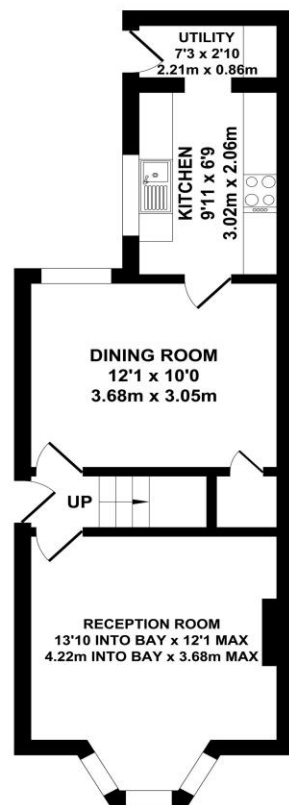
Council Tax Band C

Double Glazed Windows

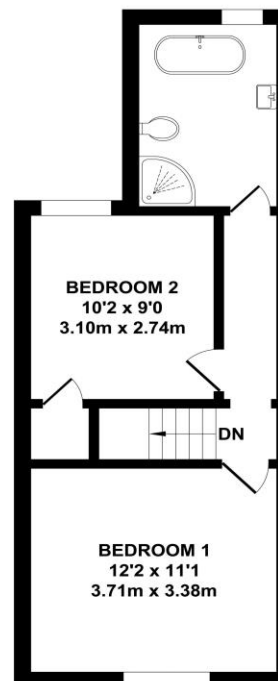
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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GROUND FLOOR  
APPROX. FLOOR AREA  
408 SQ.FT.  
(37.86 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
377 SQ.FT.  
(35.04 SQ.M.)

TOTAL APPROX. FLOOR AREA 785 SQ.FT. (72.90 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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