



Pembury Grove, Tonbridge, Kent, TN9 2BS

Guide Price £330,000

When experience counts...

est. 1828
bracketts

Offered for sale is this charming two-bedroom Victorian end terraced family home situated in a very central road in South Tonbridge. The property is offered with no onward chain. Arranged over two floors accommodation comprises, entrance hall, sitting room, dining room and fitted kitchen. To the first floor there are two good sized bedrooms and a modern family bathroom. Externally there is a rear garden. 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

Period End Terrace Property

Two Reception Rooms

Fitted Kitchen

First Floor Bathroom

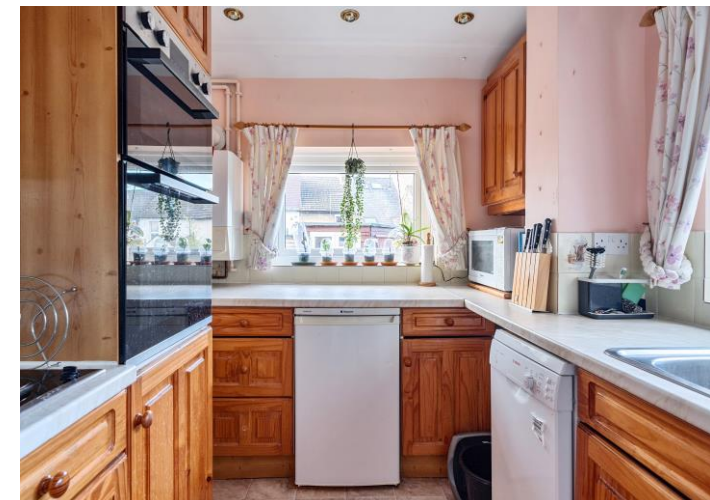
South Tonbridge Location

Close to Local Amenities, Coveted
Schools & Mainline Station

No Through Road

On Street Residents Permit Parking

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).

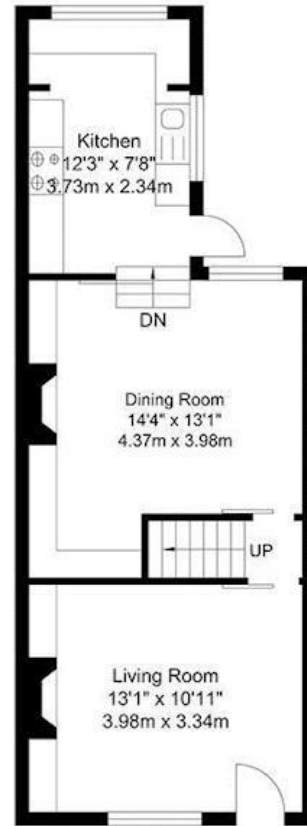
ADDITIONAL INFORMATION:

Council Tax Band C
Double Glazed Windows

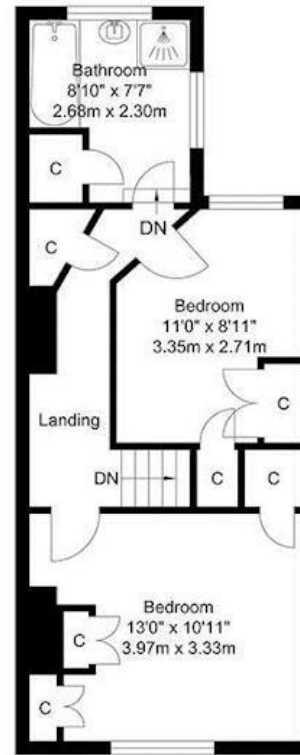
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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Ground Floor
Approximate Floor Area
431.09 SQ.FT.
(40.05 SQ.M.)



First Floor
Approximate Floor Area
404.61 SQ.FT.
(37.59 SQ.M.)



TOTAL APPROX FLOOR AREA 835.71 SQ. FT / 77.64 SQ. M
For Identification Purposes Only.