



Lionel Road, Tonbridge, Kent, TN9 2TB

Guide Price £675,000

When experience counts...

est. 1828  
**bracketts**



Offered for sale is this well presented three-bedroom semi-detached home situated on a quiet road in the popular meadow lawn area of south Tonbridge. This attractive, bay fronted Victorian property offers a fantastic location, being within close proximity to Tonbridge high street, mainline station and a number of local nurseries, primary, secondary and grammar schools. Internally the property comprises entrance hallway, living room, dining room and kitchen / breakfast room. Upstairs there are three bedrooms and a family bathroom. Outside there is a pretty walled garden to the front and to the rear is a nice sized, enclosed garden with patio seating area and the rest laid to lawn. The property benefits from being sold with no onward chain and an early viewing comes highly recommended.

Three Bedrooms

Victorian Semi Detached Family Home

Modernised Throughout

Two Reception Rooms

Modern Kitchen / Breakfast Room

First Floor Family Bathroom

Landscaped Rear Garden

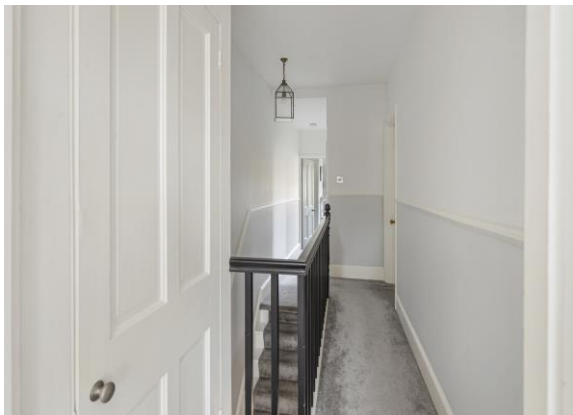
Sought After Meadow Lawn Location

Close to Local Amenities, High Street &  
Mainline Station

Residents On Street 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).

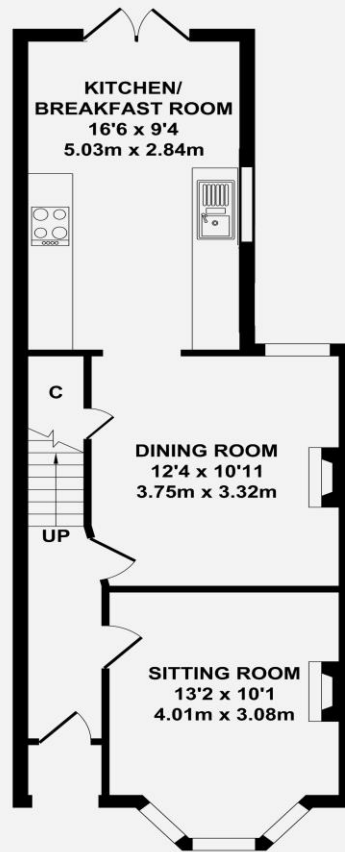
### ADDITIONAL INFORMATION:

Council Tax Band C  
Double Glazed Windows

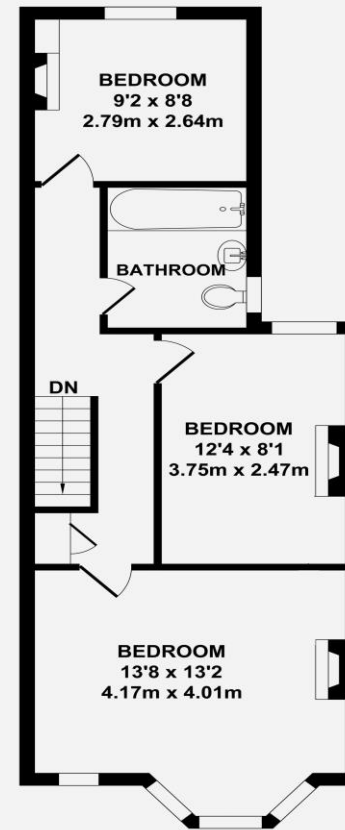
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		



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**GROUND FLOOR**  
APPROX. FLOOR AREA  
492 SQ.FT.  
(45.75 SQ.M.)



**FIRST FLOOR**  
APPROX. FLOOR AREA  
492 SQ.FT.  
(45.75 SQ.M.)

**TOTAL APPROX. FLOOR AREA 985 SQ.FT. (91.50 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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