



Pembury Road, Tonbridge, Kent, TN9

Guide Price £425,000 - £450,000

When experience counts...

est. 1828  
**bracketts**



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Offered for sale is this well presented two-bedroom end of terrace house situated within the small and popular development of Atkins Court. Built by Watermark Homes in 2019 this lovely home comprises entrance hallway with downstairs cloakroom, open plan living downstairs with kitchen to the front and dining / living to the rear with patio doors leading onto the garden. Upstairs there are two good sized double bedrooms, both with ensuite bathrooms. Outside there is a private garden to the rear and an allocated parking space within the residents car park which has the additional benefit of an electric car charging point as well. The property benefits from its location, being within close proximity to the mainline station with its excellent links into London, Town Centre and high street which has a range a local shops, supermarkets, cafés, bars and restaurants. There are also a number of local nurseries, primary, secondary and grammar schools located within the town which are all easily accessible. We thoroughly recommend arranging a viewing on this fantastic home at your earliest convenience.

End Of Terrace House

Built In 2019

Two Double Bedrooms

Two Ensuite Bathrooms

Open Plan Kitchen / Living /  
Dining

Downstairs Cloakroom

Allocated Parking Space

Electric Car Charging Point

Private Rear Garden

Close To HS & MLS





## 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:

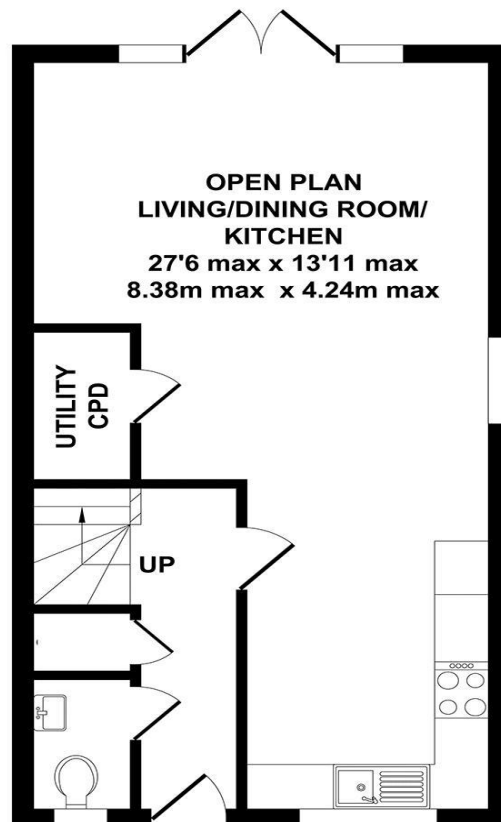
Council Tax Band D

Double Glazed Windows

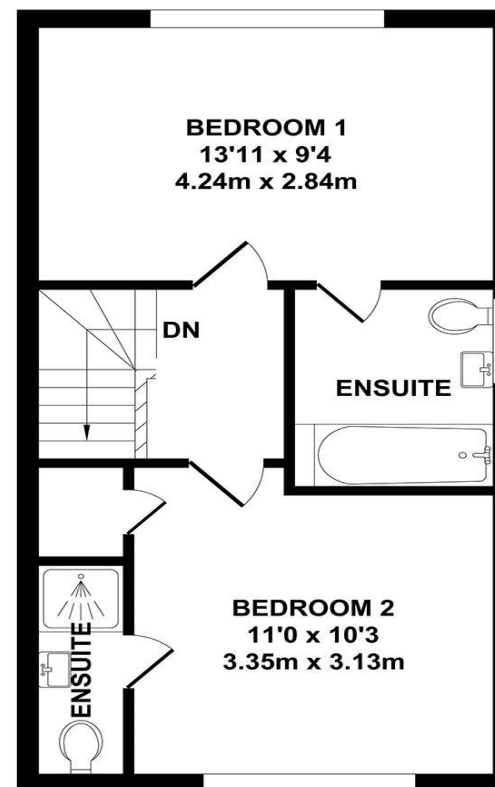
Residents Management Charge £600pa



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**GROUND FLOOR**  
**APPROX. FLOOR AREA**  
**375 SQ.FT.**  
**(34.80 SQ.M.)**



**FIRST FLOOR**  
**APPROX. FLOOR AREA**  
**375 SQ.FT.**  
**(34.80 SQ.M.)**

**TOTAL APPROX. FLOOR AREA 749 SQ.FT. (69.60 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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