



River View, Postern Lane, Tonbridge, Kent, TN11 0QY

Guide Price £600,000

When experience counts...

est. 1828  
**bracketts**



Bracketts are delighted to be appointed as agents to sell this extended family home fronting the River Medway. Situated in a popular, central location, close to amenities, coveted primary & secondary schools (including Grammars & Public Schools) mainline station and High Street. Built in 1926 and modernised by the current owners to create this immaculately presented riverside home we recommend viewing at your earliest convenience. Internally comprising entrance hall, downstairs shower room / cloakroom, two reception rooms with feature fire places and an open plan modern kitchen / breakfast room. To the first floor there are three double bedrooms and a family bathroom. The main bedroom offers a Juliette balcony with views across the front garden and the River Medway. Externally the property offers a gravelled driveway and front, side & rear gardens mainly laid to lawn with two raised decking pergola seating areas, mature shrubs & trees and a combination of close board and post & rail boundary fencing.

Three Bedrooms

Extended Semi Detached Family Home

Modernised Throughout & Extended

Two Reception Rooms

Open Plan Kitchen / Breakfast Room

Family Bathroom & Ground Floor Shower Room

Centrally Located, Close to Amenities

River Views To Front





## 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

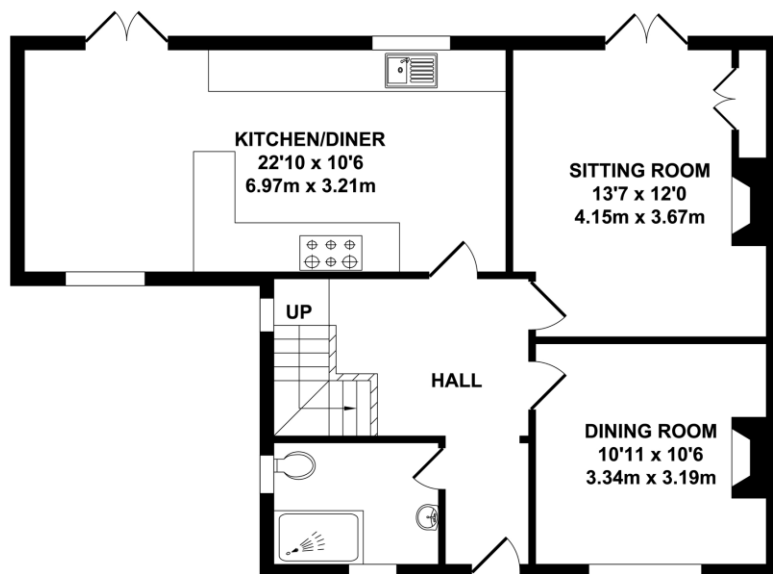
Wiring for EV Charger (not connected)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

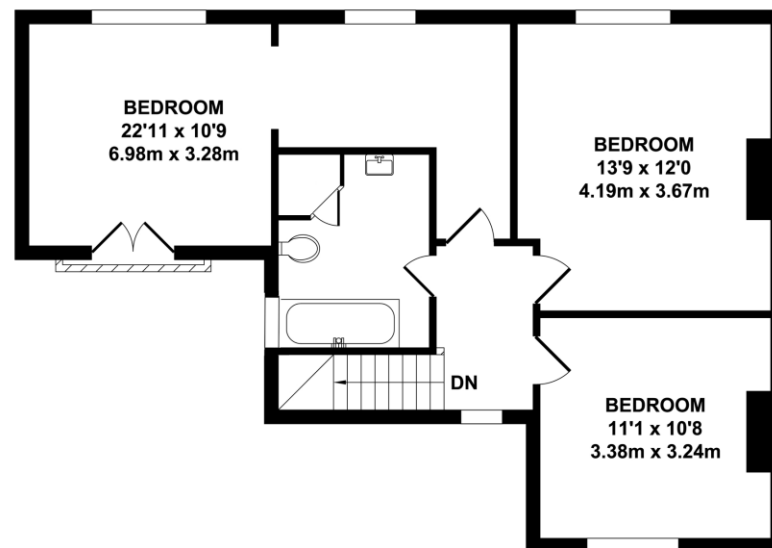


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GROUND FLOOR  
APPROX. FLOOR AREA  
696 SQ. FT.  
(64.64 SQ. M)



FIRST FLOOR  
APPROX. FLOOR AREA  
620 SQ. FT.  
(57.60 SQ. M)

**TOTAL APPROX. FLOOR AREA 1316 SQ.FT. (122.24 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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