



Woodside Road, Tonbridge, Kent, TN9 2PB

Guide Price £400,000 - £425,000

When experience counts...

est. 1828  
**bracketts**



Offered for sale is this charming three-bedroom Victorian terraced family home situated on a quiet road, tucked away in South Tonbridge. The property has been modernised, painted and new carpets / flooring laid. Arranged over three floors accommodation comprises, entrance, sitting room, family bathroom, bedroom three, stairs down to a large open plan modern fitted kitchen with integrated appliances including fridge / freezer, oven, dishwasher & washing machine. Dining room with doors to a good size rear garden. To the first floor there are two good sized double bedrooms. Externally there is a good size rear garden, mainly laid to lawn with patio seating area & shed. Offered with no onward chain 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.

Three Bedrooms

Modernised Throughout

Re Painted & Newly Laid Carpets

Arranged Over Three Floors

Sitting Room

Modern Kitchen / Dining Room

Popular South Tonbridge Location

Close to Town Centre, Local  
Amenities, Mainline Station

Rear Garden

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 and a full complement of banks and building societies, 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

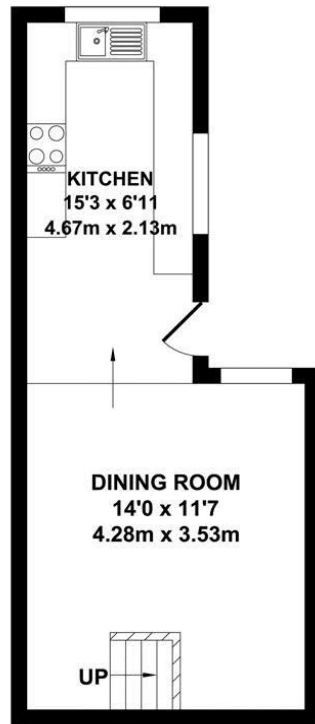
Double Glazed Windows

Resident Permit Parking Available

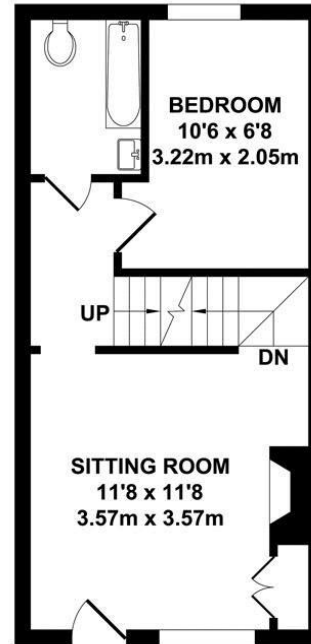
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



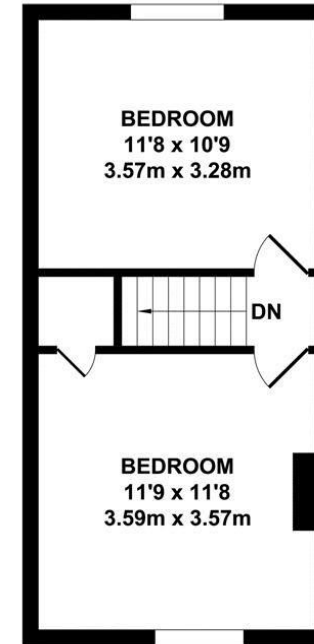
Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



LOWER GROUND FLOOR  
APPROX. FLOOR AREA  
269 SQ.FT.  
(25.01 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR AREA  
303 SQ.FT.  
(28.17 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
303 SQ.FT.  
(28.17 SQ.M.)

**TOTAL APPROX. FLOOR AREA 876 SQ.FT. (81.35 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.

Zome Media ©2023