



Lionel Road, Tonbridge TN9

Guide Price £350,000

est. 1828  
**bracketts**



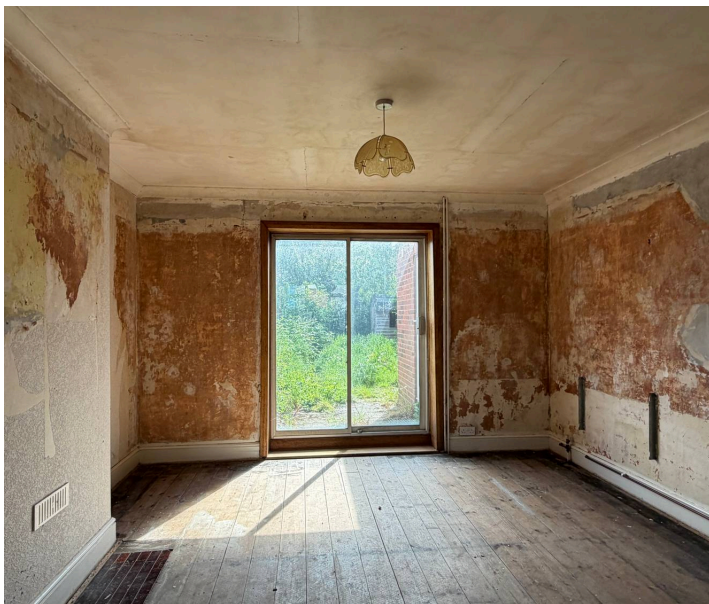
Offered for sale with no onward chain is this attractive 1930s semi-detached home, ideally positioned within the ever-popular Meadow Lawn area. Perfectly located for convenient access to the mainline station with fast links into London (approximately 33 minutes), the High Street, and a selection of highly regarded schools including Sussex Road Primary and local Grammar Schools, the property presents an excellent opportunity for buyers seeking both convenience and potential. Arranged over two floors, the accommodation comprises entrance hall, two well-proportioned reception rooms and a kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally, the property benefits from a private rear garden and residents' permit on-street parking applied for at Tonbridge & Malling Council.

Please note the property requires modernisation throughout as can be seen from the photos. This does offer purchasers the chance to update and personalise.

Agents Note: Please note there was a previous leak at the property which has since been rectified. However due to the property being unoccupied and exposed to fluctuating temperatures, mould is present. Prospective buyers are advised to take appropriate precautions when viewing and wear face masks.

Council Tax band: D

Tenure: Freehold

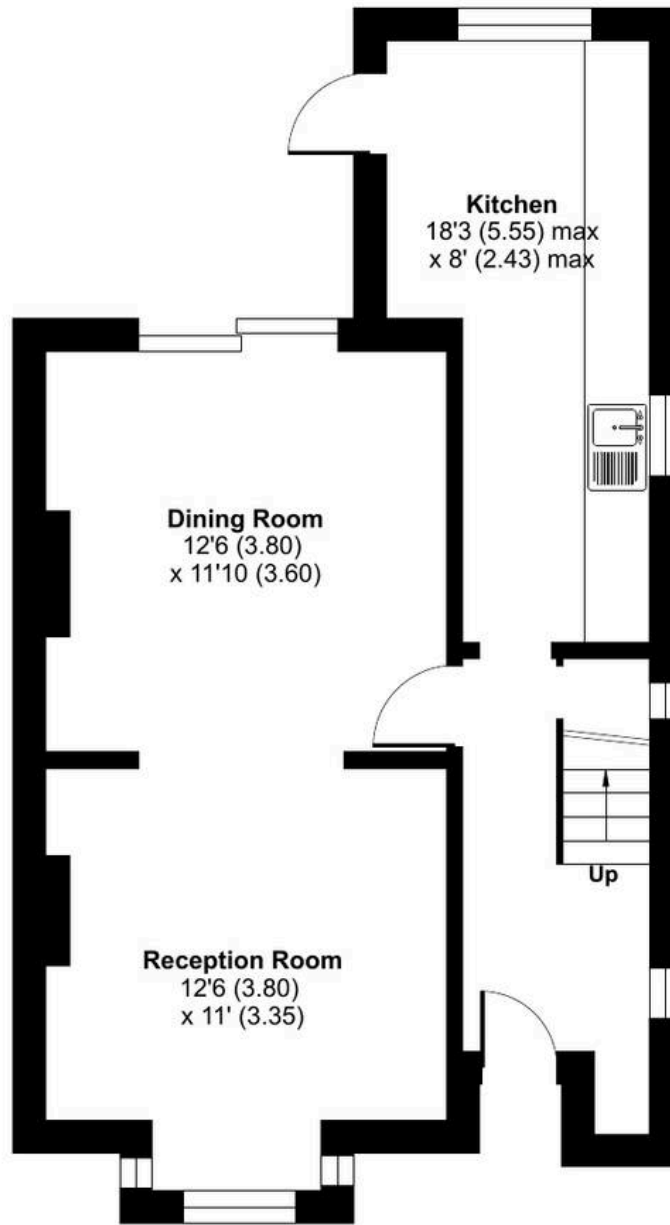




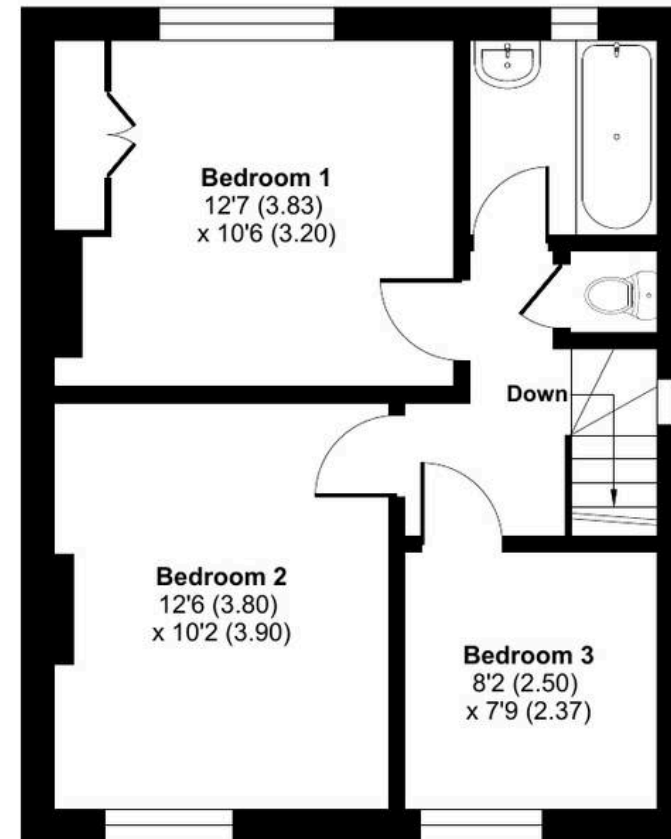
# Lionel Road, Tonbridge, TN9

Approximate Area = 929 sq ft / 86.3 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**

