



Douglas Road, Tonbridge, Kent, TN9 2TA

Guide Price £525,000

When experience counts...

est. 1828  
**bracketts**



Offered for sale is this 1950s semi-detached property situated in the favoured Meadow Lawn area, popular due to its central position, close to main line station, High Street, sought after Sussex Road Primary School as well as the local Boys & Girls Grammar schools. Accessed by porch and internally comprising entrance hall, cloakroom WC, sitting room with feature electric fireplace, open plan modern fitted kitchen / dining room with central island, 5 ring gas range oven and integral appliances. To the first floor there is a modern family bathroom, three bedrooms - two doubles & single with the principal bedroom boasting built in Sharps wardrobes. Externally the property has a fenced rear garden with a decked seating area, steps leading to lawn area, shed and outside tap. On street residents permit parking available from TMBC. Offered with no onward chain. Viewing comes highly recommended

Three Bedrooms

Semi Detached Family Home

Sitting Room

Open Plan Modern Fitted Kitchen /  
Dining Room

Downstairs Cloakroom WC

First Floor Family Bathroom

Close to Local Amenities

Close to Mainline Station & Coveted  
Schools

Rear Garden

Viewing Highly Recommended

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 D

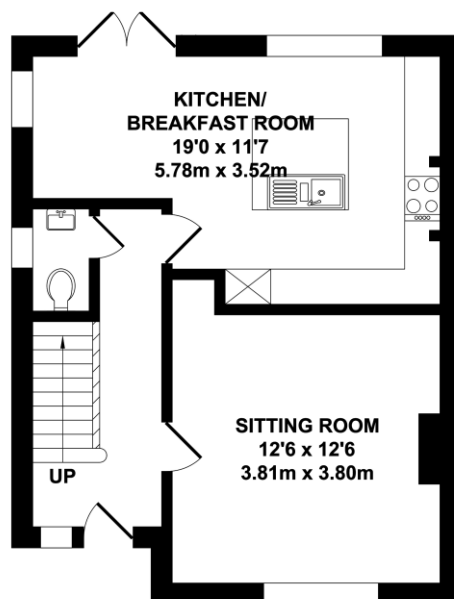
Double Glazed Windows

Gas Central Heating

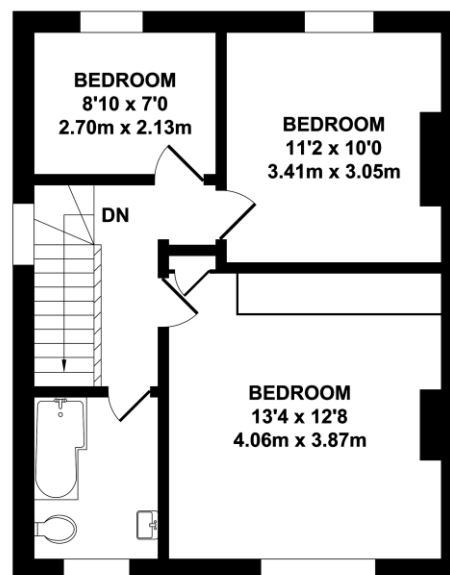
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61   D	71   C
39-54	E		
21-38	F		
1-20	G		



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GROUND FLOOR  
APPROX. FLOOR AREA  
448 SQ.FT.  
(41.65 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
491 SQ.FT.  
(45.63 SQ.M.)

**TOTAL APPROX. FLOOR AREA 940 SQ.FT. (87.28 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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