



Deakin Leas, Tonbridge, Kent, TN9 2JS  
Guide Price £725,000

*When experience counts...*

est. 1828  
**bracketts**

Offered for sale is this 1930's four-bedroom semi-detached property situated on a sought after road in South Tonbridge. The property is close to all local amenities, walking distance to mainline station and coveted local grammar schools. Believed to be one of only a pair of semi-detached properties that were originally built as four bedrooms over two floors. Further development into the loft or to the rear is possible subject to necessary planning consents.

Internally the property comprises a spacious entrance hall, cloakroom/WC, two reception rooms and a modernised fitted kitchen with pantry. To the first floor a modern family bathroom and four bedrooms. Externally there is a good size rear garden mainly laid to lawn, studio/office, bespoke shed and a driveway with parking for at least two vehicles. We recommend viewing at your earliest convenience

1930's Four Bedroom Semi-Detached House

Walking Distance to Main Line Station and Shopping Facilities

Sought After Road in South Tonbridge

Two Reception Rooms

Modern Fitted Kitchen

Cloakroom/WC

Family Bathroom

Studio/Garage

Driveway

Good Size Rear Garden





## 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.

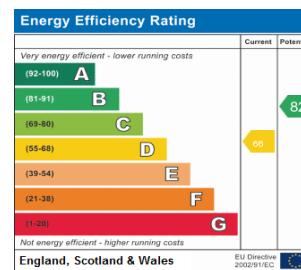
The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

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).

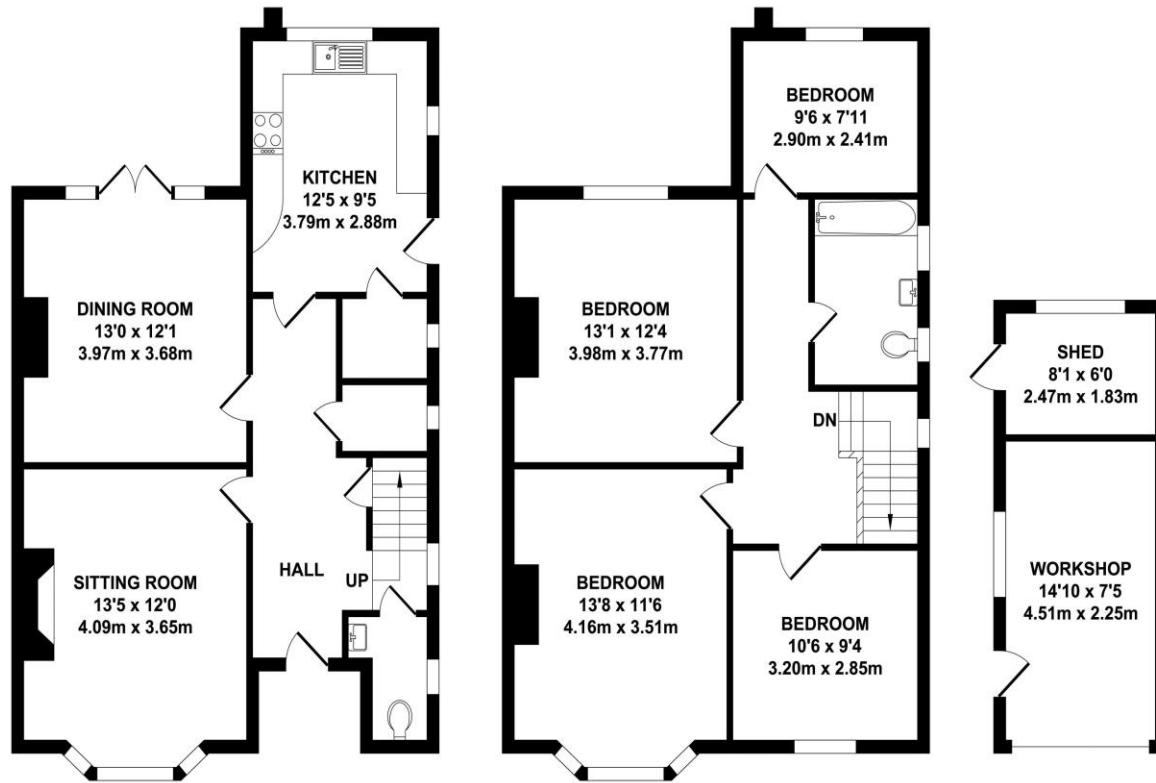
## ADDITIONAL INFORMATION:

Council Tax Band D

Double Glazed Windows



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GROUND FLOOR  
APPROX. FLOOR AREA  
639 SQ.FT.  
(59.39 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR AREA  
667 SQ.FT.  
(61.97 SQ.M.)

WORKSHOP/SHED  
APPROX. FLOOR AREA  
171 SQ.FT.  
(15.90 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1477 SQ.FT. (137.26 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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