



Deakin Leas, Tonbridge, Kent, TN9 2JX

Guide Price £650,000 - £675,000

When experience counts...

est. 1828  
**bracketts**

Offered for sale is this modern & immaculately presented 1930's three bedroom semi-detached property situated on a sought after road in South Tonbridge. The property has been modernised throughout and comprises entrance hall, sitting room with feature fireplace and open plan modern kitchen / dining room. To the first floor there are three bedrooms and a modern family bathroom. Externally, there is a beautiful mature garden to the rear and off road parking to the front for two cars. The property forms part of a popular road, within close proximity to Tonbridge High Street, mainline station and local primary and secondary schools. There is also the great benefit of having the scope to extend. We strongly recommend an internal viewing to appreciate all this property has to offer. AGENTS NOTE: The current owners have obtained approved planning permission for a ground floor extension and loft conversion. Please refer to Tonbridge & Malling Planning portal. Ref number 22/00258/FL.

1930's Semi-Detached House

Three Bedrooms

Sitting Room

Open Plan Modern Kitchen / Dining Room

Modern Family Bathroom

Good Size Rear Garden

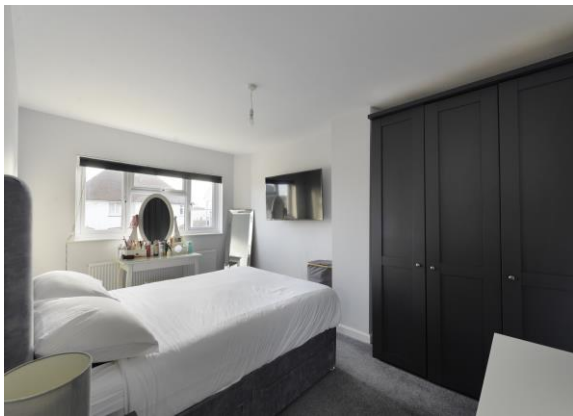
Driveway to Front Two Cars

Sought After South Tonbridge Location

Close to coveted Grammar Schools, High Street, Mainline Station

PLANNING PERMISSION APPROVED -  
Tonbridge & Malling REF: 22/00258/FL





## 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.

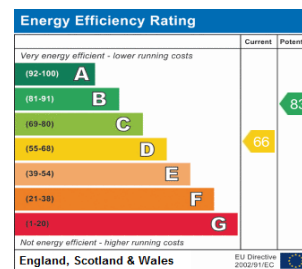
The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

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).

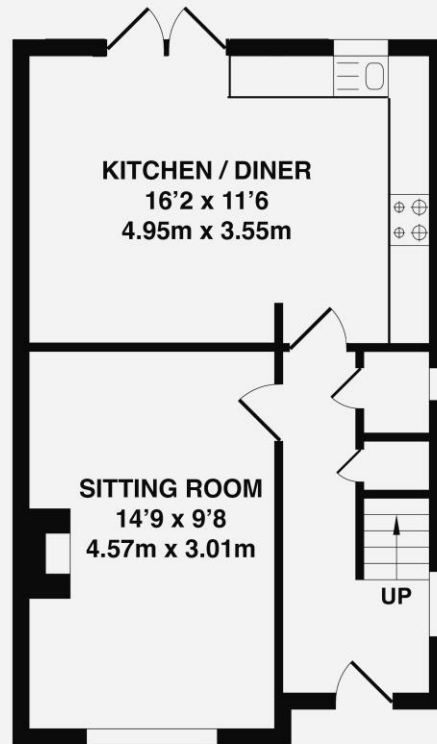
## ADDITIONAL INFORMATION:

Council Tax Band D

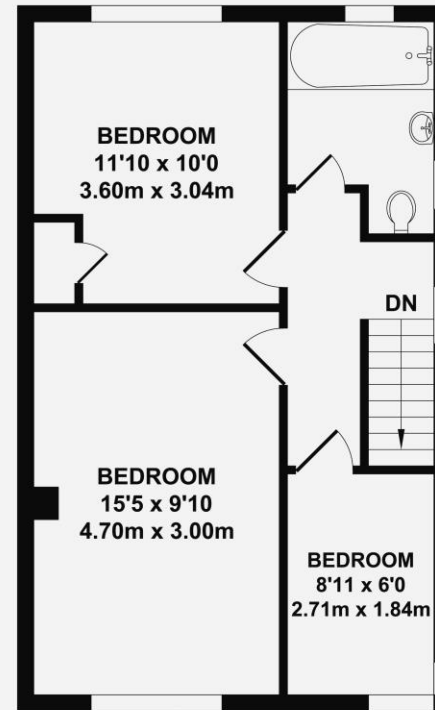
Double Glazed Windows



**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.



GROUND FLOOR  
APPROX. FLOOR AREA  
508 SQ.FT.  
(47.23 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
435 SQ.FT.  
(40.39 SQ.M.)

**TOTAL APPROX. FLOOR AREA 943 SQ.FT. (87.62 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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