



Pembury Road, Tonbridge, Kent, TN9 2JL

Guide Price £695,000

When experience counts...

est. 1828  
**bracketts**

Bracketts are delighted to offer this stunning Victorian semi-detached property situated close to the mainline station, coveted local schools, road networks and the High Street. The property has an abundance of character within and is arranged over four floors. To the ground floor a sitting room, dining room, to the lower ground floor a bespoke handmade kitchen and further sitting room/third reception room, utility room and cloakroom WC. To the first floor there are two bedrooms and a bathroom and separate cloakroom WC and to the second floor there are two further rooms and a shower room. Outside the property has a small courtyard area to the front and a secluded rear garden with a raised brick patio and an L-shaped lawn.

Victorian Semi Detached Family Home

Four Bedrooms

Arranged Over Four Floors

Three Reception Rooms

Bespoke Hand Made Kitchen

Bathroom & Separate Shower Room

Utility Room / Cloakroom WC

Rear Garden

Good Access to Local Amenities

On Street Permit Parking





### 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.

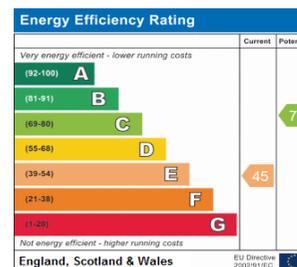
The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

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).

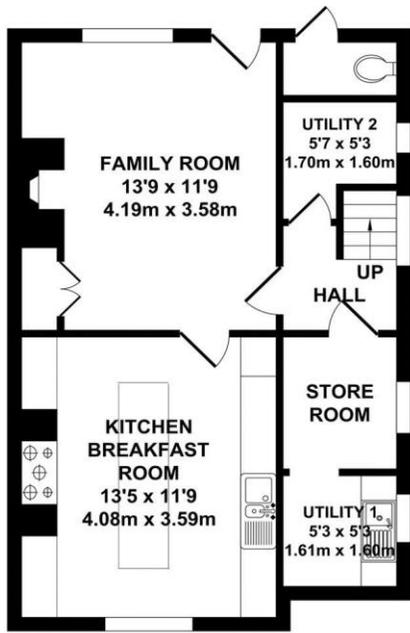
### ADDITIONAL INFORMATION:

Council Tax Band F

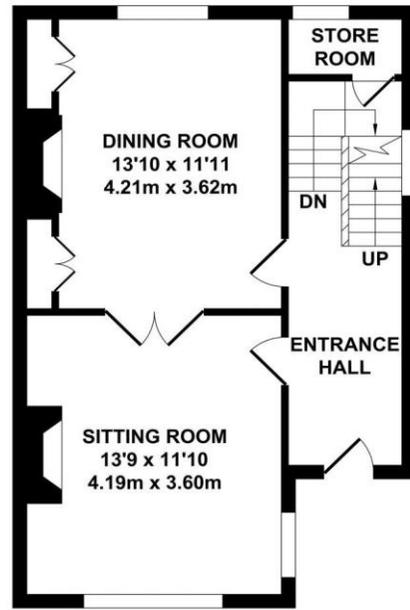
Double Glazed Windows



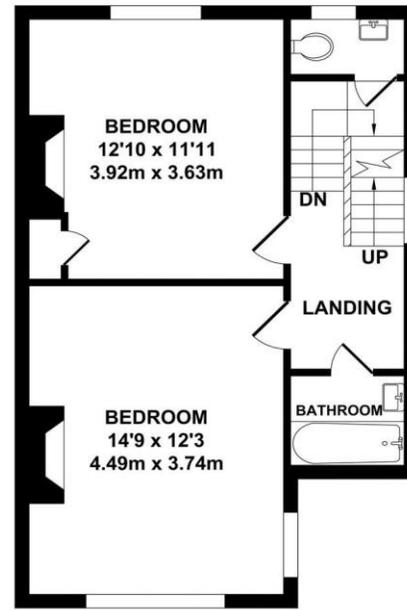
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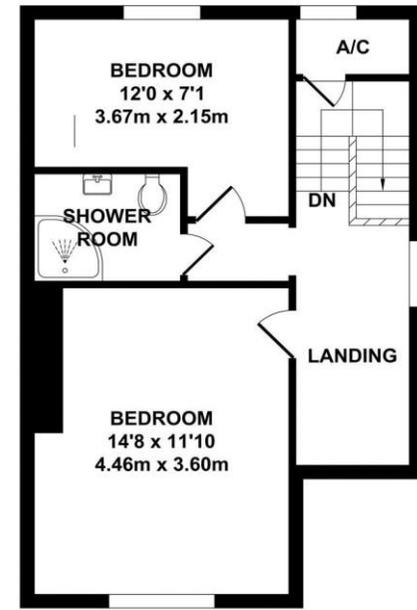
LOWER FLOOR  
APPROX. FLOOR AREA  
468 SQ.FT.  
(43.51 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR AREA  
442 SQ.FT.  
(41.08 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
442 SQ.FT.  
(41.08 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR AREA  
442 SQ.FT.  
(41.08 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1795 SQ.FT. (166.75 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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