



Lavender Hill, Tonbridge, Kent, TN9 2AX

Guide Price £350,000 - £375,000

When experience counts...

est. 1828
bracketts

Offered for sale is this spacious two bedroom end of terrace house with private parking. Forming part of a popular residential road in South Tonbridge close to local amenities coveted schools, road networks and main line station. The property comprises two good sized reception rooms, modern fitted kitchen with space for fridge/freezer and plumbing for a washing machine, a lean to which is perfect for use as a utility area. To the first floor two double bedrooms and a family bathroom. Externally the property offers a good size rear garden, double gates offering off street parking* Further benefits include no onward chain. We recommend viewing at your earliest convenience.

* Agents Note - We understand from the current owners that the hard standing to the rear has been used as parking. However please note that access is via Pembury Grove which is narrow no through road so further configuration may be required if you have a larger vehicle. Viewing advised.

Two Double Bedroom

End Terrace Property

Two Reception Room

Modern Fitted Kitchen

First Floor Family Bathroom

Rear Garden

Off Street Parking to Rear* -
Access to Side

Close to Coveted Schools, Road
Network & Main Line Station

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.

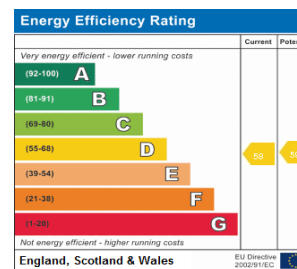
Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns.

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.

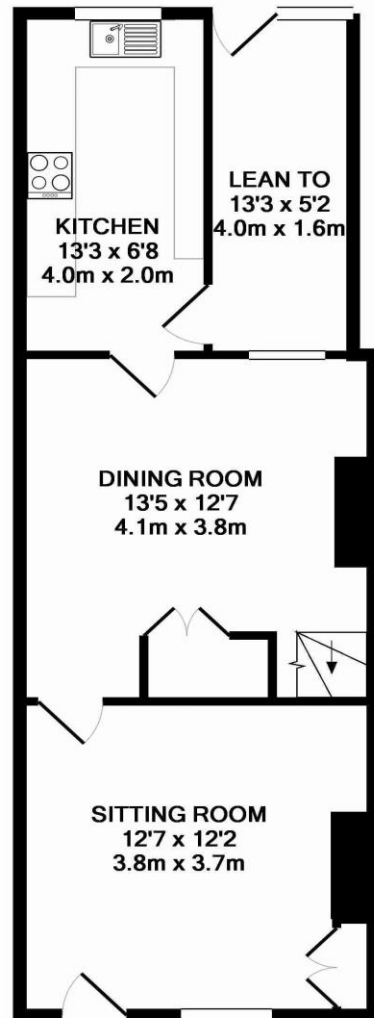
Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

ADDITIONAL INFORMATION:

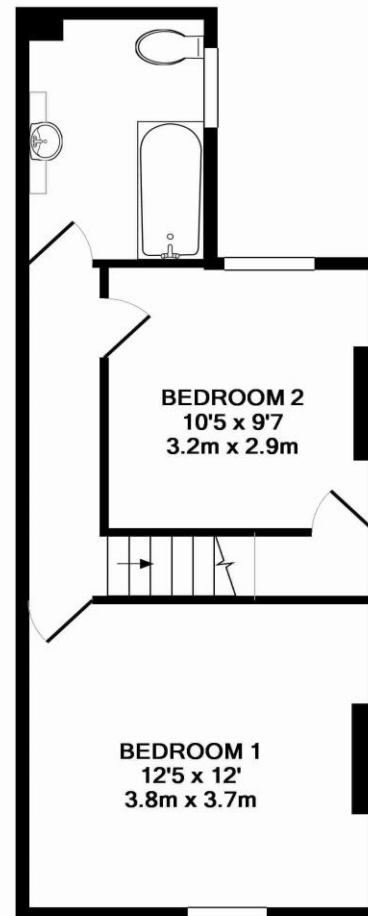
Council Tax Band C
Double Glazed Windows
Lease Hold Information
Maintenance Charges



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 469 SQ.FT.
(43.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 375 SQ.FT.
(34.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 845 SQ.FT. (78.5 SQ.M.)

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. Whilst every attempt has been made to ensure the accuracy of the floor plan shown here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Virtual Vue Ltd
Made with Metropix ©2012