



Lavender Hill, Tonbridge, Kent, TN9 2AX
Guide Price £350,000 - £375,000

When experience counts...

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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).

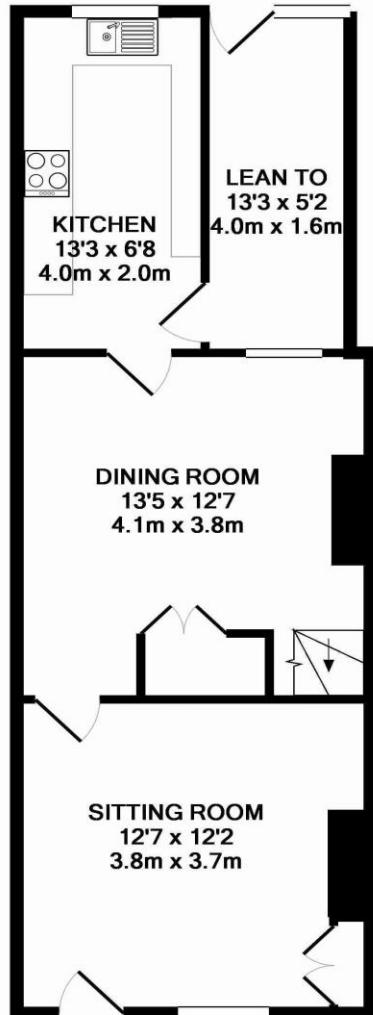
ADDITIONAL INFORMATION:

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

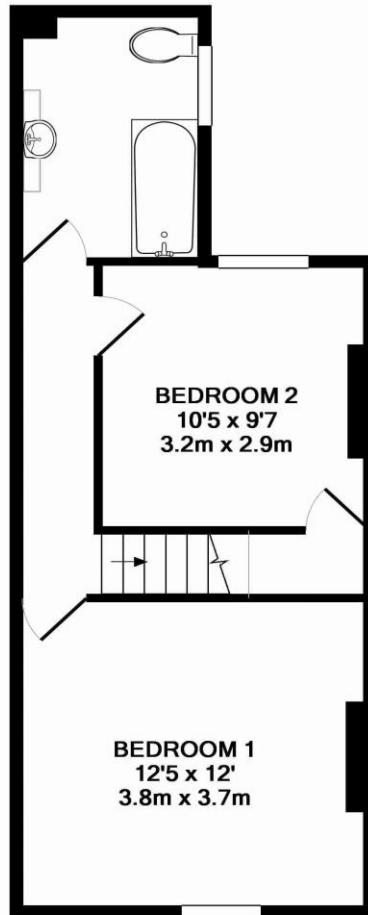
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92-100)		A	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	58
(21-38)		F	59
(1-20)		G	
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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GROUND FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.6 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.
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