



Lawn Road , Tonbridge, Kent, TN9

Guide Price £400,000 - £425,000

When experience counts...

est. 1828  
**bracketts**

GUIDE PRICE £400,000 - £425,000 Offered for sale is this two bedroom Victorian bay fronted semi detached family house conveniently located in the ever popular Meadow Lawn area in South Tonbridge. The property is situated close to local amenities, High Street, coveted schools and main line station. The property comprises entrance hall, two reception rooms, kitchen, spacious first floor bathroom with shower, cloakroom WC and two double bedrooms. Externally there is good size rear garden, external cloakroom WC and residential on street parking. Offered with no onward chain, in need of modernisation we recommend viewing at your earliest convenience.

Two double bedrooms  
Meadow Lawn - South Tonbridge  
Sitting Room With Bay Window  
Dining Room  
Fitted Kitchen  
On Street Residents Permit  
Parking  
First Floor Bathroom  
Rear Garden  
Close to Local Amenities  
**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.

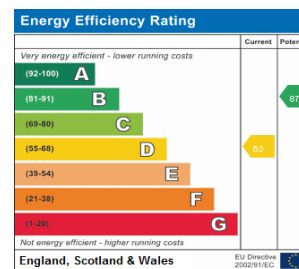
The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

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:

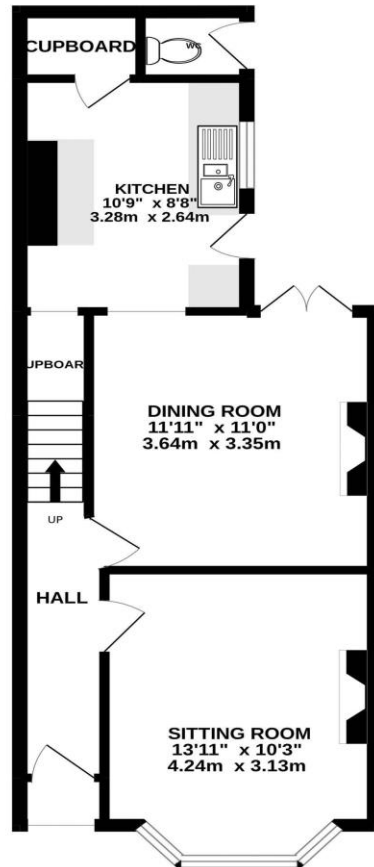
Council Tax Band C

Double Glazed Windows

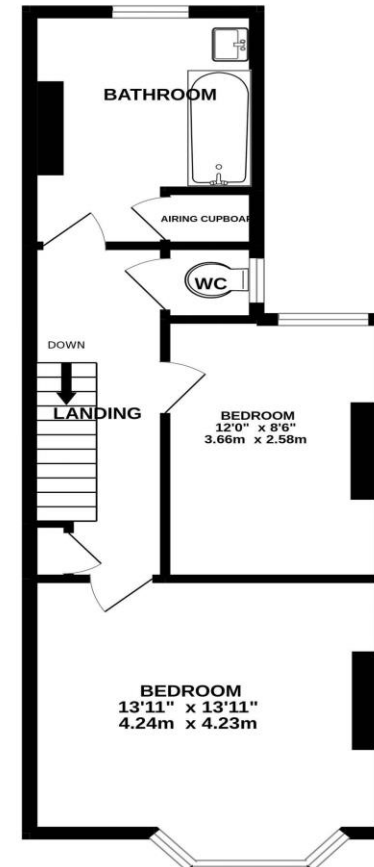


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GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



LAWN ROAD TONBRIDGE

TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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