



24 Baltic Road, Tonbridge, Kent TN9 2LX
Guide: £525,000 - 550,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Victorian End of Terrace Extended House
- *Popular South Tonbridge Location
- *Three Double Bedrooms
- *Walkable to Main Line Station, Schools & Town Centre
- *High Ceilings & Character Features
- *Sitting Room
- *Kitchen/Dining Room
- *Second Floor Main Bedroom Suite
- *Two First Floor Double Bedrooms & Family Bathroom
- *Far Reaching Views from the Upper Floors
- *South Facing Landscaped Rear Garden
- *On Street Permit Parking

Description

This end of terrace three bedroom Victorian townhouse is situated on the South side of Tonbridge in an elevated position with far reaching views over the town and within easy reach of the town centre and station. This cherished long term family home offers versatile accommodation over three floors and is presented in lovely decorative order throughout.

Accommodation

- This delightful character home is approached via stone steps with small garden to side and red brick retaining wall. The front door opens into the welcoming long reception hallway with smart striped carpeted stairs rising to the first floor and doors leading to the sitting room and kitchen.
- Bright front sitting room with high ceiling, picture rails and attractive bay window with fitted shutters with aspect to front and views, papered feature wall and wall light points to recesses.
- Open plan kitchen/dining room forming the hub of the home with views over the garden and direct access to the garden via French doors in the dining area. Kitchen fitted with comprehensive range white wall mounted cabinets and base units of cupboards and drawers, contrasting laminate worktops, breakfast bar return and smart metro tiled splashback. Range cooker available by negotiation with extractor over, space for freestanding American style fridge/freezer, space for washing machine and tumble dryer. Wood effect vinyl flooring throughout and inset lighting.
- The first floor landing connects two generous double bedrooms and a family bathroom with deep airing cupboard housing the Worcester gas fired boiler. The front bedroom mirrors below with a bay window, with fitted shutters offering lovely far reaching views over the town. Fitted corner wardrobes and papered feature wall. Rear bedroom also having window with fitted shutters.
- Family bathroom fitted with a white suite comprising shower end bath with shower over and glazed screen, vanity sink with storage and close coupled toilet. High ceiling with picture rail, ceramic tiling with decorative borders and inset lighting.
- The property benefits form a second floor loft extension, landing area with skylight window and door leading to the main bedroom suite flooded with natural light from two further skylight windows and rear window with fitted shutters. Fitted wardrobe and eaves storage space.



- Contemporary en-suite shower room comprising walk in corner shower, vanity basin with storage, close coupled toilet, smart pattered floor tiling, window with shutter and inset lighting.
- South facing low maintenance landscaped rear garden, ideal for al fresco dining or relaxed summer entertaining, arranged in terraces of Indian stone with gravel borders, raised on sleepers, walled and secure fenced boundaries and gate providing access. Brick external shed and exterior lighting.
- Services & Points of Note: All mains services. Gas central heating. Smart meters. Double glazed windows. Right of access to the rear of the garden.
- Council Tax Band: C - Tonbridge & Malling Borough Council
- EPC: C

Tonbridge

The property is situated in Baltic Road a highly popular residential area on the south side of Tonbridge, a market and commuter town situated on the banks of the river Medway with Norman castle and riverside park. The town offers a comprehensive range of shops, supermarkets, restaurants, bars and cafes, leisure centres, a swimming pool and tennis courts. There are excellent primary and secondary schools locally in both state and private sectors and the property is within walking distance of Weald of Kent, Tonbridge and Judd grammar schools, as well as Hillview and Leigh Academy secondary schools. Walkable from the property Tonbridge main line station provides fast connections to Cannon Street/London Bridge/Charing Cross. The A21 by-pass links to the M25 motorway network to London, the south coast, major airports, the Channel Tunnel and Bluewater shopping centre.



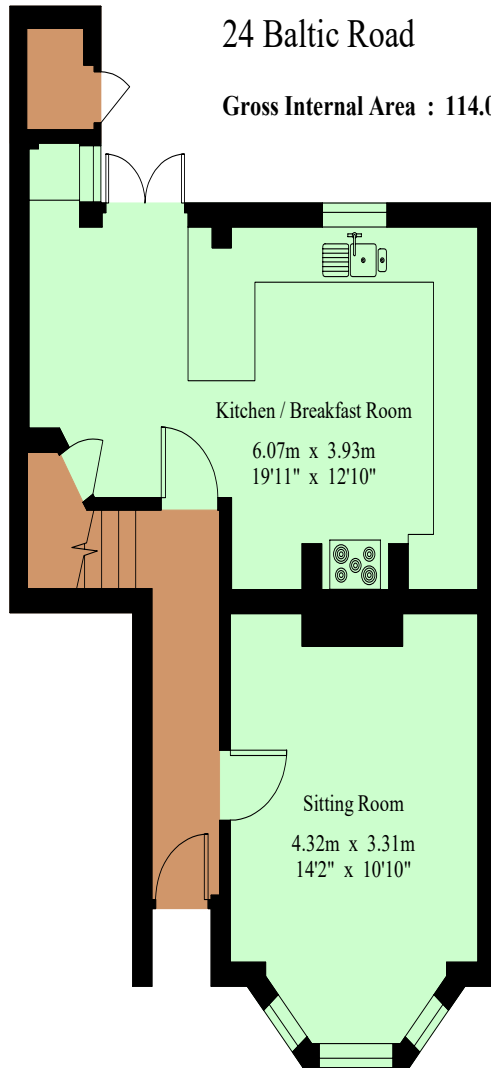
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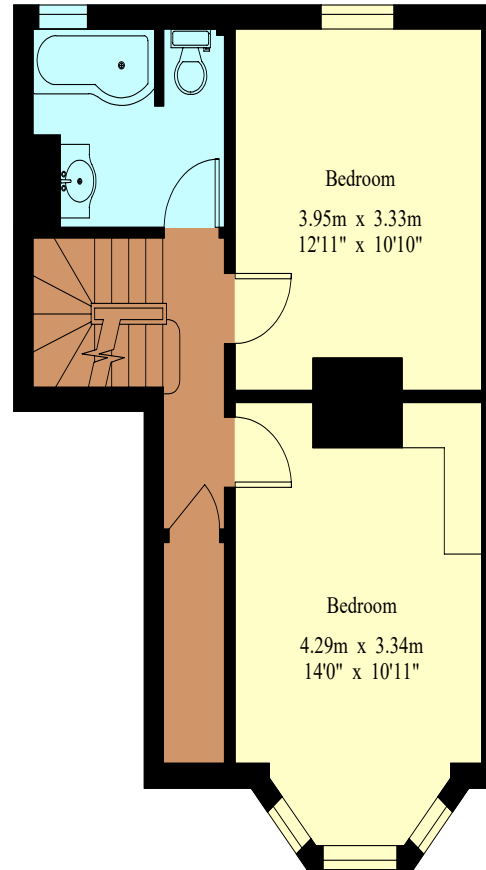
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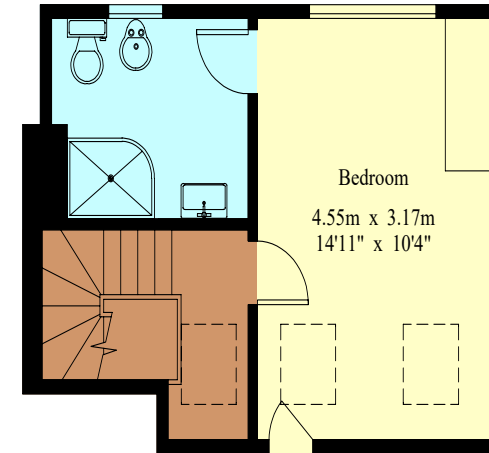
Gross Internal Area : 114.0 sq.m (1,227 sq.ft.)



Ground Floor



First Floor



Second Floor



For Identification Purposes Only.

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