



169A St Marys Road, Tonbridge, Kent TN9 2NL
Offers In Excess Of: £325,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Modern End Terrace House

- *Walking Distance to High Street & Station
- *Two Bedrooms
- *Sitting Room
- *Conservatory
- *Kitchen
- *Refurbished Family Bathroom
- *Allocated Parking Space
- *Low Maintenance Rear Garden
- *No Onward Chain

Description

This modern end terrace two bedroom house is situated in a popular residential area on the southern side of the town within walking distance of the high street and station. The property is presented in good order with the benefit of allocated parking, refurbished first floor bathroom and is being sold with no onward chain.

Accommodation

- The front is approached over a shared parking area with steps down and pathway to the front door which leads directly into the kitchen.
- Kitchen fitted with a range of light oak effect wall mounted cabinets and base units of cupboards and drawers, laminate worktops and tiled splashback. Appliances include fully integrated fridge/freezer, single oven with ceramic hob over and built in extractor above, integrated dishwasher and washing machine. Cupboard housing Worcester gas boiler, spotlighting, window to front, vinyl herringbone wood effect flooring.
- Wooden and glazed door leading to the sitting room with stairs rising to the first floor with under stairs recess, multi-paned double doors opening to the conservatory.
- Conservatory glazed on three sides with French doors opening out onto the rear garden and terrace, herringbone effect vinyl wood flooring, central ceiling fan, power and light.
- First floor landing with access to loft space via hatch.
- Main bedroom with window to rear overlooking the garden and double fitted wardrobe.
- Second bedroom with aspect to front, fitted wardrobe and fitted airing cupboard housing the hot water tank.
- Refurbished modern family bathroom fitted with a white suite comprising close coupled toilet, pedestal basin and panelled bath with mixer tap, shower attachment on riser, tiled splashback and glazed screen. Inset mirror, vinyl flooring and LED lighting.

- Low maintenance rear garden, fully paved with enclosed fenced boundaries, access to side via wooden gate, external power and lighting.
- Services: All mains services. Gas central heating. Double glazed windows.
- Council Tax Band: C - Tonbridge & Malling Borough Council
- EPC: D

Situation

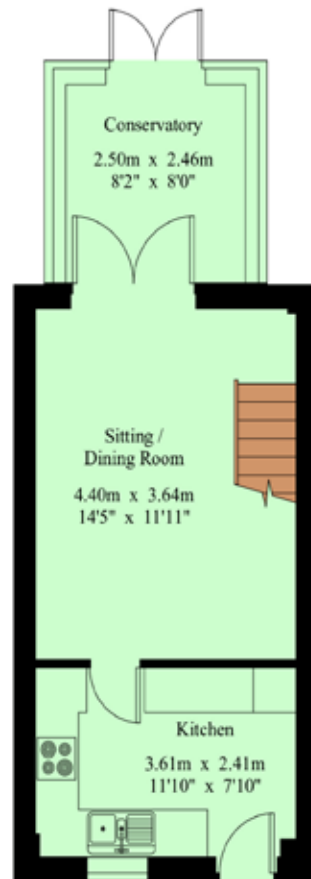
The property is situated in a popular residential area on the south side of the town, walkable to the town centre and main line station offering fast and frequent services to London. Tonbridge is a thriving market and commuter town situated on the banks of the river Medway with Norman castle and riverside park. The town offers a good range of high street stores, banks and building societies, supermarkets, restaurants, bars and coffee shops, leisure centres, a swimming pool and tennis courts Tonbridge offers a full range of education from Nursery to College and includes primary and secondary schools locally in both state and private sectors including Weald of Kent, Tonbridge and Judd grammar schools, as well as Hillview and Hayesbrook secondary schools. Tonbridge main line station provides fast commuter links to Cannon Street/London Bridge/Charing Cross in about 40 minutes. The A21 and A26 linking to the M25 and M20 are easily accessible. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell.



Viewing Strictly By Appointment

01732 834835

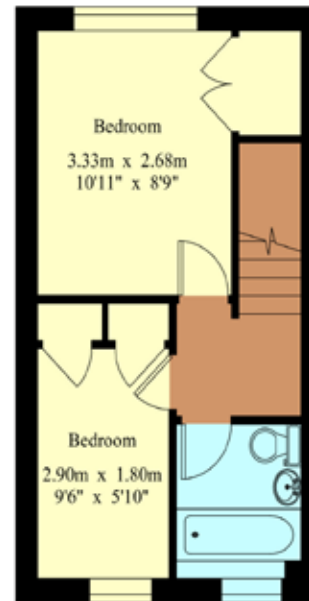
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Ground Floor

169A St. Marys Road

Gross Internal Area : 57.7 sq.m (621 sq.ft.)



First Floor



For Identification Purposes Only.

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