



**KINGS**  **ESTATES**  
HOMES OF DISTINCTION

## 36 St. Marys Road

Tonbridge, Kent, TN9 2LE

Kings Estates are pleased to offer this attractive 3-bedroom Victorian bay fronted semi detached house with off road parking, situated in a sought after and convenient position on the south side of Tonbridge.

Council Tax band: D

Tenure: Freehold

- Attractive Victorian Bay Fronted Semi Detached House
- Three Bedrooms & Bathroom
- Two Impressive Reception Rooms
- Modern Shaker Style Kitchen
- Sought After South Side of Tonbridge Location
- Easy Walking Distance of the Train Station & Town
- Close to Excellent Local Schooling
- Some Period Features to Include High Ceilings & Open Fireplace
- South Easterly Facing Rear Garden
- Future Potential for Extension/Loft Conversion Subject to PP



## ACCOMMODATION

### Approximate Gross Internal Area: 1136 Sq Ft / 105.5 Sq M

This attractive Victorian home has a side entrance door leading to an entrance hall with stairs leading to and from the first floor landing and with doors leading off to both principle reception rooms.

The sitting room is as real feature of this home being well proportioned and enjoying period features to include a high ceiling, deep skirting boards and picture rail and it has an attractive open fireplace with slate hearth and low level fitted cupboards in the chimney recesses.

The dining room is a light and airy room with a high ceiling and two sealed unit double glazed windows, it connects perfectly with the kitchen and is an ideal space to enjoy family meal times and entertain in. It has a useful understairs storage cupboard and wood effect flooring.

The kitchen has a sealed unit double glazed window to side and tiled flooring and is well appointed with shaker style wall and base units with wood effect work tops over incorporating a ceramic sink with side drainer, cooker to remain, fitted extractor hood, concealed and intergraded dishwasher and there is space and plumbing for the washing machine and space for a fridge / freezer, furthermore there is localised wall tiling, ceiling downlighters and wall mounted boiler (installed approximately 3 years ago). Double doors lead to and from the conservatory.

The conservatory is a versatile space overlooking the garden with a pitched glazed roof and sealed unit double glazed windows and double doors to side which lead to and from the garden.

On the first floor there are three bedrooms and a bathroom:-

#### Master Bedroom

A spacious double bedroom with high ceiling and sealed unit double glazed bay windows to front with fitted plantation shutters and some built in cupboards.

#### Bedroom Two

Sealed unit double glazed window to rear overlooking the garden and shelving within a wall recess area.

#### Bedroom Three

Sealed unit double glazed window to rear overlooking the garden.

#### Bathroom

Sealed unit obscure double glazed window to side. A white suite comprising low level wc, pedestal wash hand basin and painted wood panelled bath with fitted glass shower screen and shower over, heated towel rail, localised wall tiling, wood effect flooring.

## OUTSIDE

To the front there is a huge bonus of a driveway providing off road parking for two cars.

To the rear there is a pretty enclosed rear garden with a south easterly aspect and paved patio area to the immediate rear with two steps up to a lawned area with shrub beds to its borders. At the far end of the garden there is a slightly raised paved patio area to enjoy those late summer evenings and a useful timber garden shed.

## OTHER INFORMATION

Council Tax Band - D - Tonbridge & Malling Borough Council

The property offers great scope for future extension and loft conversion possibilities subject to gaining all of the necessary planning permissions and consents.

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.



## LOCATION

St Marys Road is located on the south side of Tonbridge, close to all the amenities of the High Street, the mainline train station and a number of good schools.

Tonbridge Castle and grounds which hosts regular outdoor events throughout the year and Tonbridge Swimming Pool with its indoor and outdoor pools are only 0.8 miles away. The Racecourse Park & Sportsground (1 mile), is a 69 acre site where you will find tennis courts, miniature railway, crazy golf, skate park and more. Tonbridge School, the internationally regarded public boarding school, with its well-equipped sports facilities and pool offering membership, and the EM Forster Theatre showing an eclectic variety of performances, is also 1 mile away.

## TRAVEL

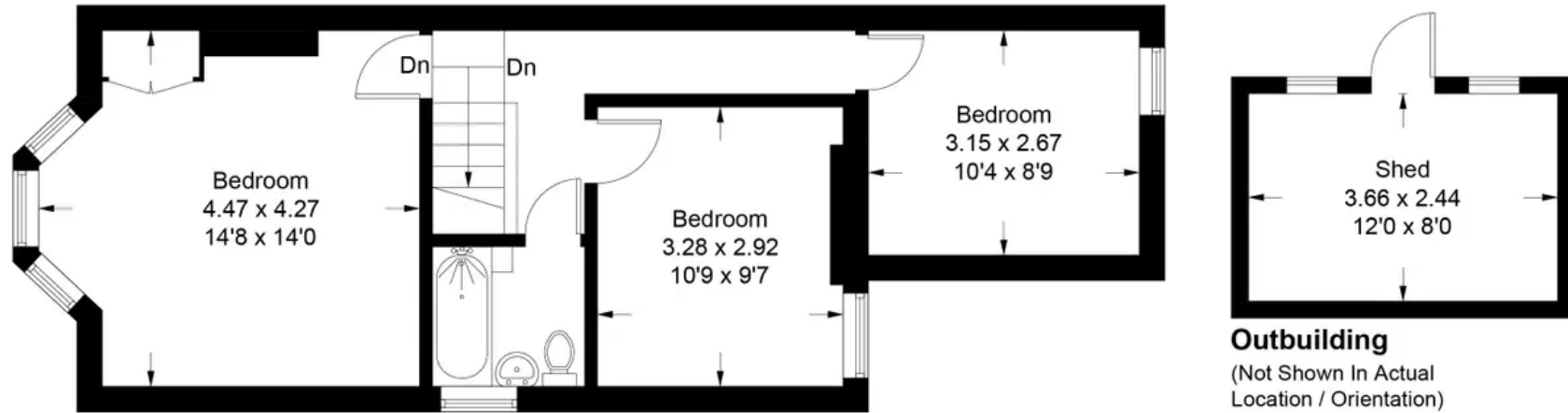
Tonbridge mainline station is only 0.3 miles away offering fast and direct services to London Charing Cross and Canon Street in approximately 1 hour.

## SCHOOLS

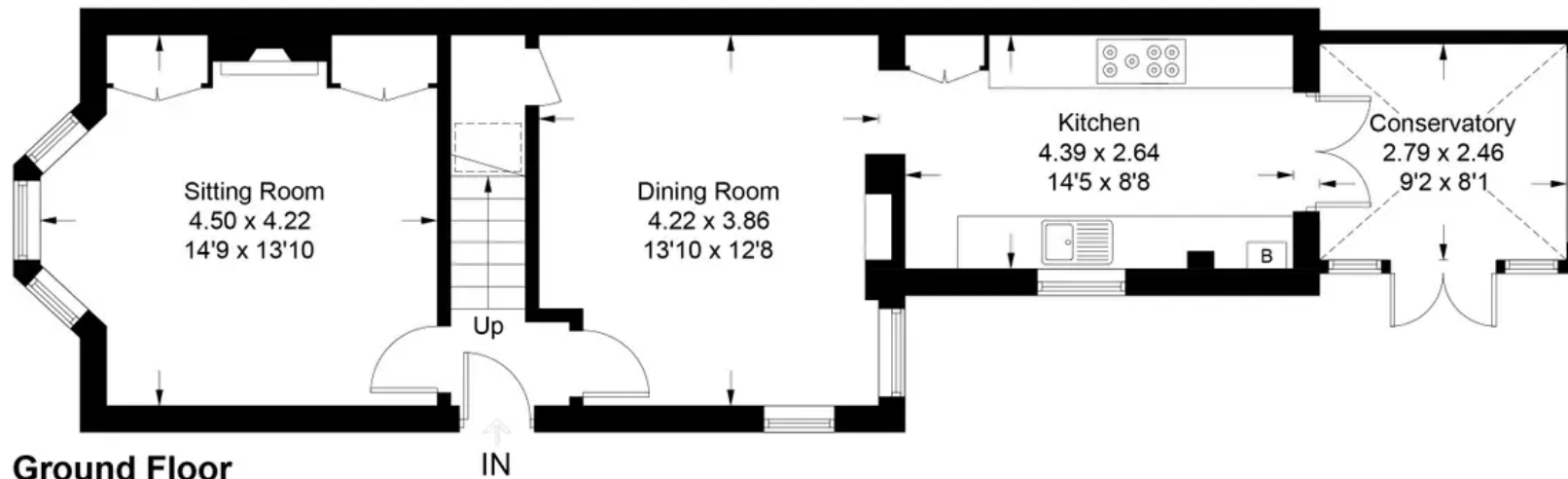
There is an excellent choice of well-regarded schools in Tonbridge including; The Judd Grammar School (boys) (0.3 miles), Tonbridge Grammar School (girls) (0.6 miles), Weald of Kent Grammar School (girls) (0.7 miles), Hillview Secondary School for Girls (1.1 miles) and Summerhill Independent school (boys and girls aged 2-13) (1.9 miles). Also in the local area are Hugh Christie Secondary school for boys and girls, The Hayesbrook Secondary School for boys, Sackville Independent School for boys and girls 11-18 years, Hadlow Rural Community Secondary School, St Gregory's Catholic Secondary School for boys and girls (in nearby Southborough), Hilden Grange Preparatory School, and Hilden Oaks Nursery & Preparatory School.

Approximate Gross Internal Area = 105.5 sq m / 1136 sq ft  
Outbuilding = 8.9 sq m / 96 sq ft  
Total = 114.4 sq m / 1232 sq ft

 = Reduced headroom below 1.5m / 5'0



**First Floor**



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID952638)

















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full property  
details online



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