



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Mid Terraced House
- Two Double Bedrooms
- Upstairs Bathroom
- Garden
- Permit Parking
- Energy Efficiency Rating: E

**St. Marys Road, Tonbridge**

**£375,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



## 99 St. Marys Road, Tonbridge, Kent, TN9 2NL

Situated in a prime residential location on the south side of Tonbridge, being within walking distance of the main line station and town centre is this surprisingly spacious two-bedroom Victorian home.

Stepping into the property you are immediately in the bright and sunny sitting room, which has an open arch to the dining room. Here there is stripped wooden floors and the staircase to the first floor. The kitchen is at the back of the house and is fully fitted with integrated appliances and finished with a granite worksurface. An excellent addition to the downstairs is the garden room which could be used as a home office, or somewhere quiet to sit and read. Upstairs the main bedroom is at the front of the house and has a bank of built in wardrobes, with the second bedroom also being a good size double room. The family bathroom has the benefit of a spa bath, and separate shower cubicle. The whole house has double glazed sash windows to retain the character of the property, and there is gas central heating. There is scope for redecoration and a loft conversion (SSTP) if desired and is being sold with the benefit of NO CHAIN.

Double glazed front door into:

### LOUNGE:

Double glazed bay sash window to front, radiator, TV point, telephone point. Feature fireplace fitted with gas fired (not working). Arch to:



**DINING ROOM:**

Double doors to conservatory. Stripped wooden flooring, radiator, stairs to first floor.

**KITCHEN:**

Fitted with a range of wall, base and drawer units with granite work surfaces over with risers. One and a half bowl sink unit with mixer tap and drainer. Space and plumbing for washing machine, space for Range cooker with extractor hood above. Integrated fridge/freezer. Tiled flooring, ceiling spotlights. Double glazed window to rear.

**FIRST FLOOR LANDING:**

Galleried landing, loft hatch, airing cupboard housing the water tank, radiator.

**BEDROOM:**

Double glazed sash window to front, stripped wooden flooring, radiator. Range of built in wardrobes with mirror fronts.

**BEDROOM:**

Double glazed sash window to rear, radiator

**BATHROOM:**

Fitted with a pedestal wash hand basin, wc, spa bath with central mixer tap and handheld attachment, double shower with thermostatic control. Part tiled walls, heated towel rail, ceiling spotlights, extractor fan. Double glazed sash window to rear.

**CONSERVATORY:**

Double glazed double door to garden, frosted double glazed window to side. Wall mounted boiler, consumer unit, stripped wooden flooring, radiator.

**OUTSIDE FRONT:**

Laid to paviers.

**OUTSIDE REAR:**

A westerly facing patio garden laid to paviers with trellis, shed and pond. Outside tap. Side access via No. 97.

**SITUATION:**

The property is situated in the vibrant town of Tonbridge which offers an eclectic mixture of bars, restaurants, shops and of course Tonbridge train station offering fast and frequent services to central London. The town is well served regarding schooling for all ages with a wide range of primary, secondary, grammar and a number of public schools. Recreational facilities in and around Tonbridge include Haysden country park, rowing and river activities, Tonbridge indoor/outdoor swimming pools, Angel leisure centre, the annual summer carnival; plus, the historic Tonbridge castle which offers many more activities and numerous popular yearly events.

**TENURE:**

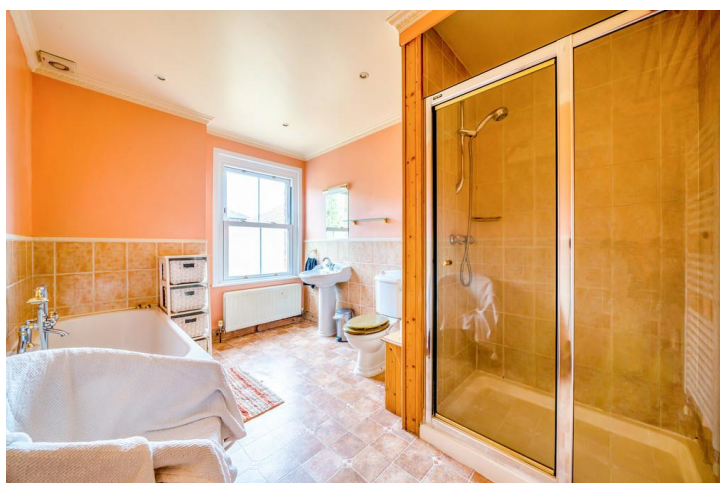
Freehold

**COUNCIL TAX BAND:**

C

**VIEWING:**

By appointment with Wood & Pilcher 01892 511311

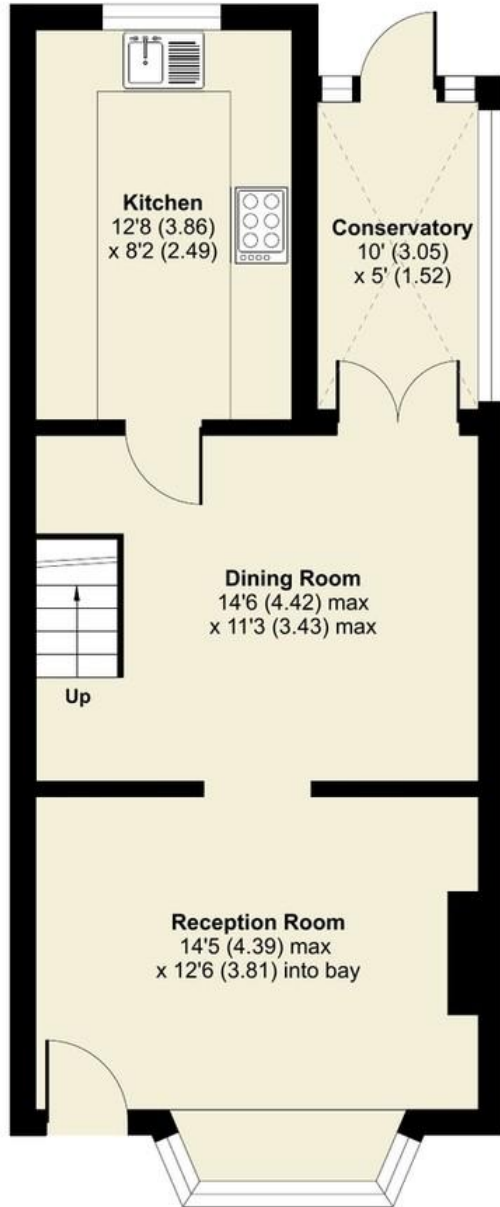




# St. Marys Road, Tonbridge, TN9

Approximate Area = 933 sq ft / 86.6 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2023. Produced for Wood & Pilcher. REF: 1026152

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