



BALTIC ROAD

TONBRIDE: GUIDE PRICE £400,000 - £425,000



WOOD & PILCHER

Baltic Road

Tonbridge, Kent, TN9 2LX

**Entrance Hall - Living Room - Dining Room -
Downstairs W/C - Kitchen/Breakfast Room - Three
Bedrooms - Family Bathroom - Patio Garden - On
Street, Permit Parking**

Refurbished three bedroom period semi with features including double glazed windows, fitted kitchen/breakfast room, two reception rooms, patio garden, all approximately half a mile of town, station and three outstanding grammar schools.

ENTRANCE HALL

LIVING ROOM

Double aspect with double glazed bay window and additional double glazed window; radiator; ceiling spotlights.

DINING ROOM

Double glazed window, radiator, ceiling spotlights, understairs cupboard.

DOWNSTAIRS W/C

Wash hand basin with mixer tap, low level W/C.

KITCHEN/BREAKFAST ROOM

Double glazed window and double glazed door to garden; radiator; part tiled walls; ceiling spotlights; range of eye and base level units incorporating bowl and a half single drainer stainless steel sink unit with mixer tap; built-in 'Electrolux' oven and grill; hob with extractor fan over; space and plumbing for washing machine, dryer and dishwasher.



FIRST FLOOR LANDING

Skylight, ceiling spotlights.

MASTER BEDROOM

Double aspect with double glazed bay window to side and double glazed window to front, ceiling spotlights, radiator.

BEDROOM

Double glazed window, ceiling spotlights, radiator, storage cupboard.

BEDROOM

Double glazed window, ceiling spotlights, radiator.

BATHROOM

Obscure double glazed window; skylight; ceiling spotlights; heated towel rail; tiled walls; wash hand basin with mixer tap and cupboard beneath; low level W/C; panel enclosed bath; shower cubicle.

OUTSIDE

Attractive frontage. Patio garden to rear with gravel border.

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.

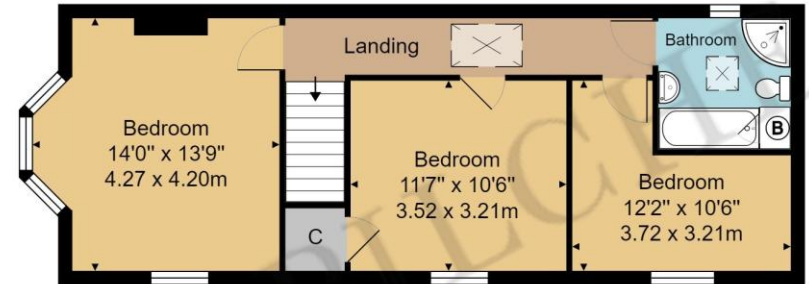
TENURE

Freehold.

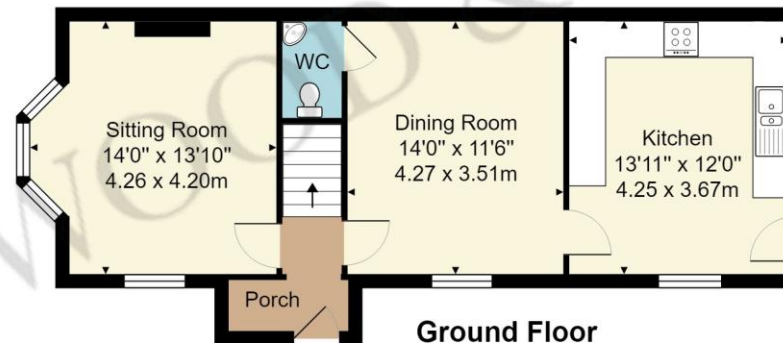
VIEWING

By appointment only with Wood & Pilcher on 01732 351135.

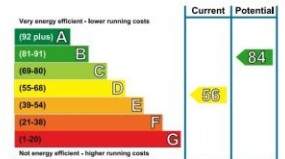




First Floor



Ground Floor



Approx. Internal Floor Area
1160 sq. ft / 107.8 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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