



29 Barden Road, Tonbridge, TN9 1TU

Guide Price £390,000 - £410,000

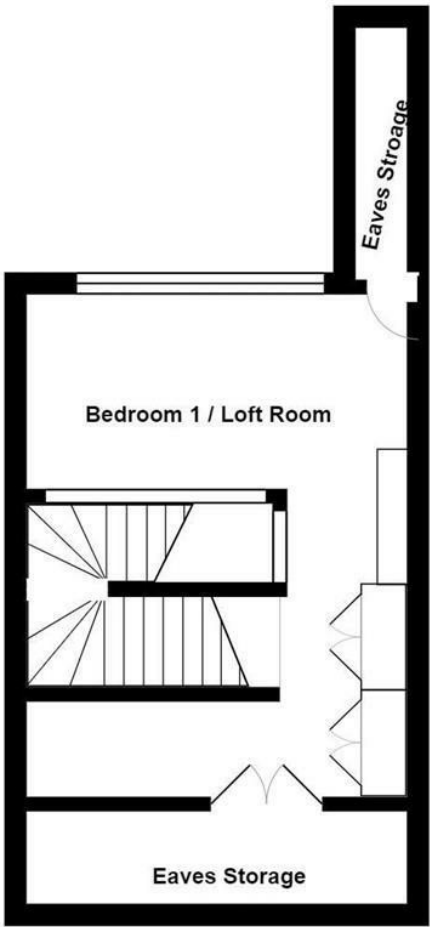
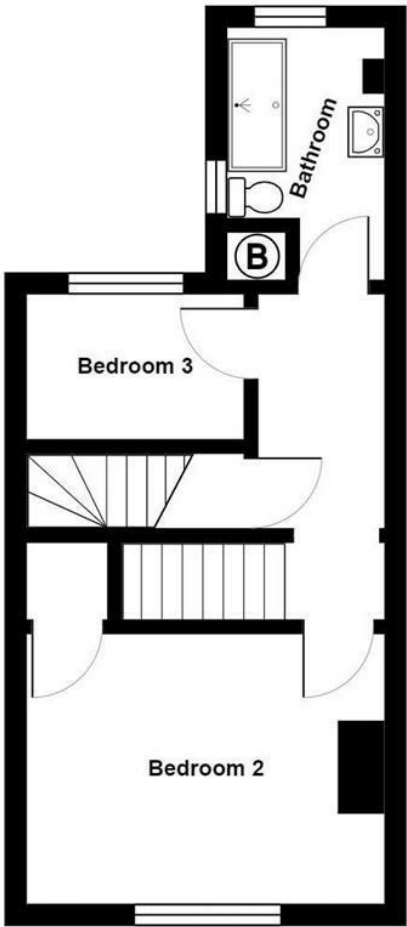
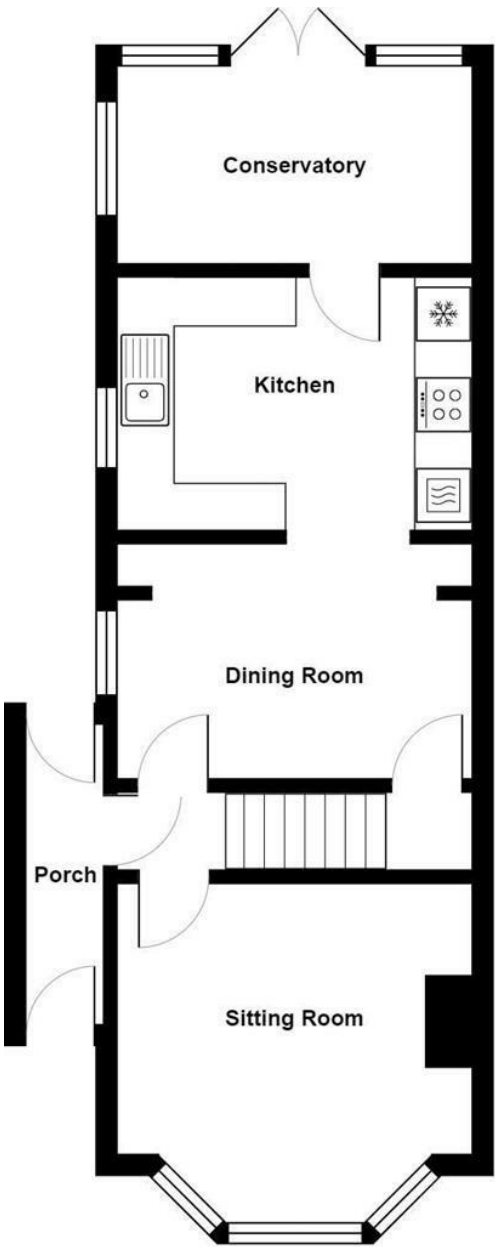
Jack Charles
Estate Agents

Sales & Lettings

29 Barden Road, Tonbridge, TN9
1TU

- Period Semi Detached House
- Three Bedrooms
- Easy Walking Distance Into Town
- Close to Mainline Railway Station
- Double Glazing & Gas Central Heating
- Modern Kitchen & Shower Room
- Two Reception Rooms & Conservatory
- No Chain
- Enclosed Rear Garden
- Internal Viewings Recommended

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



This Floorplan is not to scale and for illustration purposes only.
All measurements are approximate

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To Be Sold

Jack Charles welcome to the market this Victorian semi detached house. The main advantage of this location is its found just a few yards from the town centre and mainline train station. The property is offered for sale chain free and is nicely presented with a modern fixtures together with double glazing and gas central heating. Internally the property offers deceptively spacious accommodation due to a rear extension and loft conversion. In principle the accommodation boasts a deep entrance porch and inner lobby with two well appointed reception rooms by way of a sitting room to the front and dining room to the rear found with attractive wooden flooring which adjoins a well designed modern fitted kitchen with integrated appliances and connecting access into a useful conservatory overlooking the rear garden. Stairs rise to the first floor landing with doors into two bedrooms and a generous shower room w.c. A door and staircase rises to further double bedroom offering this property a spacious and versatile three bedroom layout. To the rear of the property is a nice enclosed garden with block paved Indian sandstone patio area with side pedestrian access, outside water tap and timber storage unit, timber shed, and a level area of lawn with flowered borders housing an array of established shrubs and plants. Viewings are encouraged for this period property found within this central location offering walking distance into the many popular amenities of Tonbridge.

Tonbridge Location

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers a full scale of education from Nursery to College and includes Grammar & Private schools such as the world-renowned Tonbridge School. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | 67 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |







