



2b Woodside Road, Tonbridge, Kent, TN9 2PD

Guide Price £395,000

Jack Charles
Estate Agents

Sales & Lettings

2b Woodside Road, Tonbridge,
Kent, TN9 2PD

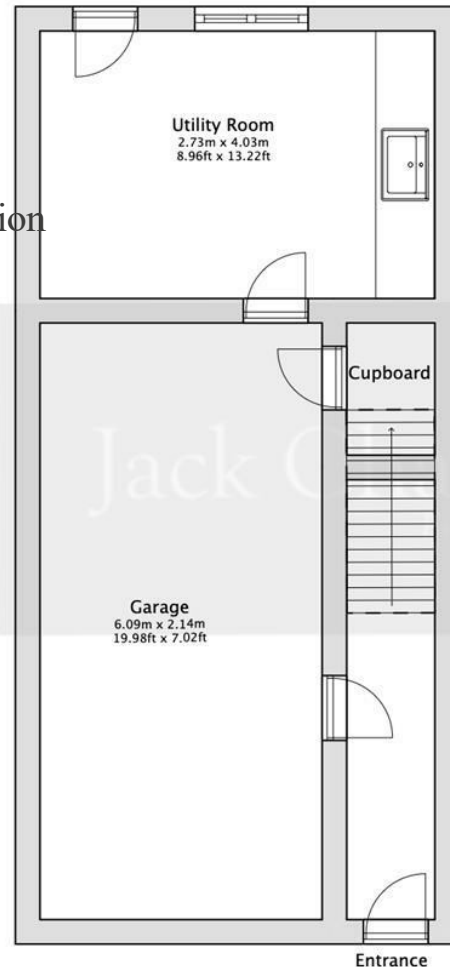
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

2b Woodside Road
Approximate total internal area:
106.63m² (1147.76sqft)

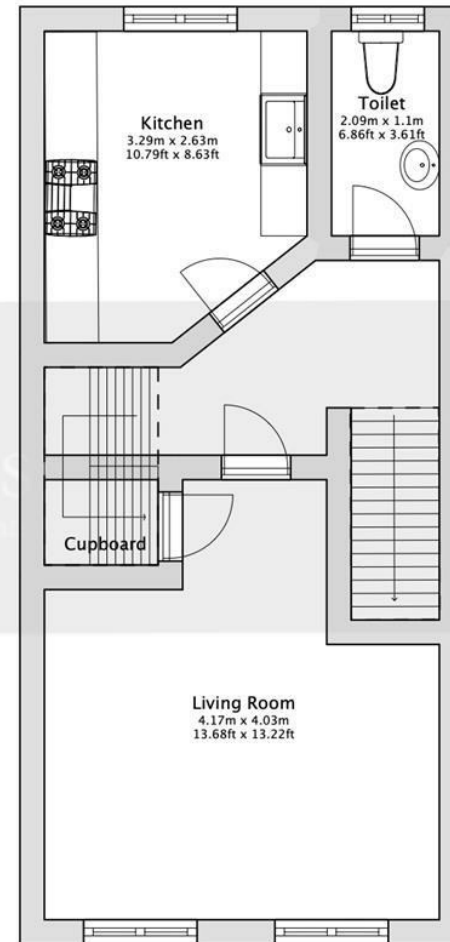
Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only.



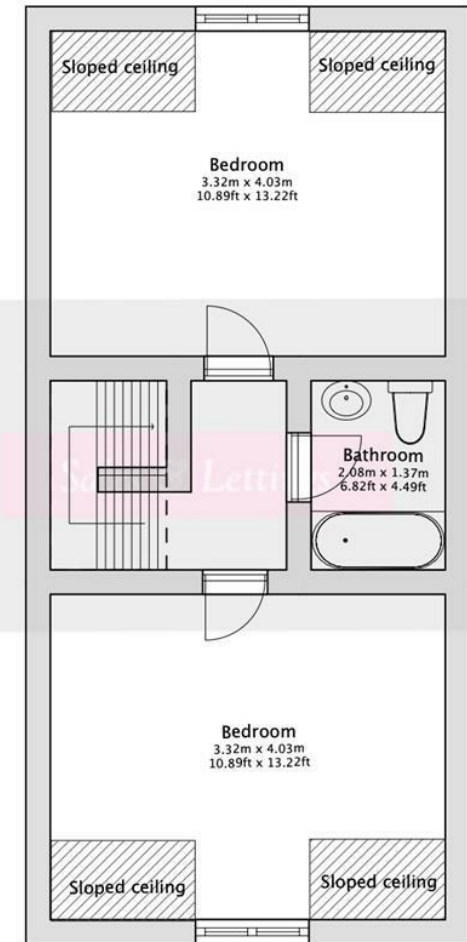
- Modern Mews House
- Private Courtyard
- Close To Town
- Walking Distance To The Train Station
- Modern Refinements
- Two Double Bedrooms
- Modern Kitchen & Separate Utility Room
- Parking & Large 19ft Garage
- Beautifully Presented



Ground Floor



1st Floor



2nd Floor

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Sales & Lettings

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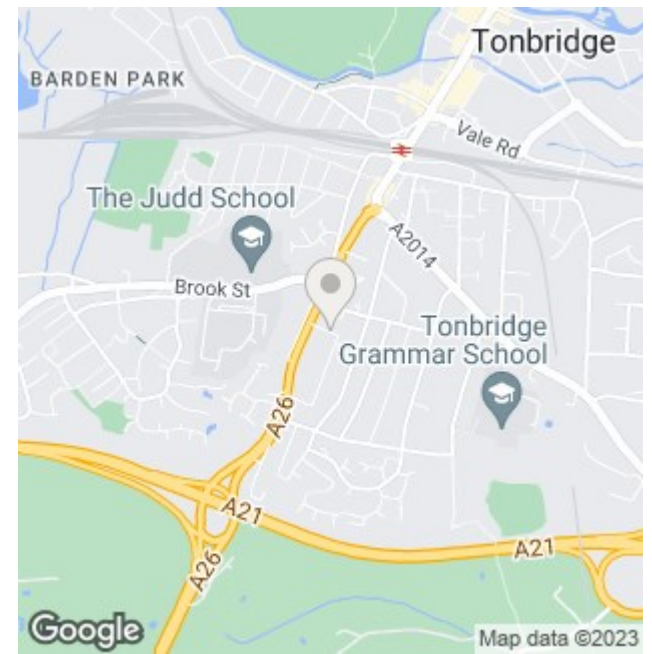
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To Be Sold

Jack Charles are delighted to offer for sale this modern mews style town house privately found in a courtyard yet positioned within a central location affording ease of access to the town, train station, well regarded schooling and beautiful parks. This well appointed property is beautifully presented and benefits from excellent energy efficiency with internal accommodation internally boasting entrance hall, internal access to a large tandem style 19ft garage with utility room set behind offering a versatile usage as utility/reception room. To the first floor a useful cloakroom w.c, a well formed modern fitted kitchen together with a with a spacious lounge/diner found to the front. To the second floor two double bedrooms with modern bathroom w.c The property internally presents extremely well and with many modern features that would offer a convenient move to the lucky buyers. Externally the property boasts ample parking to the front for two cars with an enclosed courtyard style garden to the rear. Internal viewings are highly recommended via appointed sole agents Jack Charles.

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		90
(81-91)	B	79	
(69-80)	C		
(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	







