



**107 Woodside Road, Tonbridge, Kent, TN9 2PB**

**PRICE RANGE £495,000 Freehold**

- A beautifully presented 4 bedroom semi-detached period property
- Accommodation spread over three floors
- Two delightful log burners
- Three reception rooms on ground floor
- Utility room and downstairs wc
- Plantation blinds to remain.
- Family bathroom on first floor
- Attractive roll top bath
- Walking distance to Railway station
- Walking distance from local shops, library, restaurants and other amenities



**\*\*PRICE RANGE £495,000 - £515,000\*\* IDEAL FOR LONDON COMMUTERS\*\*** A beautifully arranged spacious four bedroom semi-detached period home on three levels, situated within a short walk of TONBRIDGE railway station which provides an excellent fast regular direct service into London MLS in under an hour. This charming period property sits comfortably in a quiet residential area tucked away discreetly from the main road within walking distance of well respected Junior and Senior Schools in the area. Tonbridge town centre is also a short walk from the property. The accommodation has been extended on the ground floor to create excellent living space and comprises three reception rooms, a kitchen and utility room on the ground floor, On the first floor there are two bedrooms and a family bathroom. and on the second floor there are two further bedrooms. There is a good sized courtyard space which is situated at the side of the property, ideal for outdoor entertaining. Gas central heating. Double glazed throughout.

## Viewing Information

To view this property, please contact Jenny Ireland at Mother Goose Estate Agents.

## Location

Tonbridge is a vibrant market town with a rich history, featuring the impressive 13th-century 'Motte and Bailey' Norman castle located on the River Medway. The castle grounds seamlessly connect to Tonbridge Park, which offers a range of leisure facilities including an open-air and covered swimming pool, tennis courts, children's play areas, a miniature railway, and a putting green. The town itself is home to a wide variety of retail and leisure options, with popular High Street shops, banks, building societies, coffee shops, restaurants, and traditional inns. The property is within a short walk to Judd school, Leigh academy school, a local well respected primary school, a number of nursery schools and West Kent college. Tonbridge is well-connected for commuters, with a mainline station offering fast services to London (Cannon Street, London Bridge, and Charing Cross in around 40 minutes) within a short distance from the property. It also benefits from easy access to the M20 and M25 motorways via the A26 and A21. The town provides an extensive range of educational options, from Nursery through to College, and includes prestigious schools such as the renowned Tonbridge School. The surrounding area is rich in historical attractions, including Penshurst Place and Gardens, Hever Castle, Knole House, and Chartwell, the former home of Winston Churchill.



## Ground Floor

### Living Room

Window to front with plantation blinds to remain. Attractive log burner in full working order (TBV). Built-in shelving to either side of chimney breast. Radiator.

### Dining Room/Snug

Wooden flooring . Space for a dining table and chairs. Under stairs storage. Radiator.

### Kitchen

Window to the side. Two additional velux windows. Tiled flooring. Beech work top housing a deep one and a half porcelain butler sink with drainer. Space for fridge freezer. Plumbing for dishwasher. Built-in four ring gas hob with extractor above and electric oven below. An attractive range of eye level and base units. Additional floor to ceiling built-in cupboard for storage. Open plan through to dining room.

### Breakfast Room

Tiled flooring. Double fully glazed patio doors leading out to courtyard area. Wall mounted contemporary style radiator. Space for breakfast table and chairs. Steps up to kitchen.



## Utility Room

Window to side. Tiled flooring. Deep porcelain butler sink. Plumbing for washing machine. WC.

## First Floor

### Bedroom One

Window to front. Built-in wall to wall wardrobes. Built-in side unit for storage. Radiator.

### Bedroom Four/study

Window to rear. Radiator.

### Family Bathroom

Window to rear. Tiled effect flooring. Part wall panelling. Separate shower cubicle with wall mounted gravity 'Rain shower' unit. WC and sink to match. Attractive 'Roll Top' bath with hand held shower unit. Wall mounted chrome ladder style radiator.

## Second Floor

### Bedroom Two

Window to rear. Velux to side aspect. Eaves storage. Radiator.

### Bedroom Three

Window to front. Eaves storage. Radiator.



Outside

Front Garden

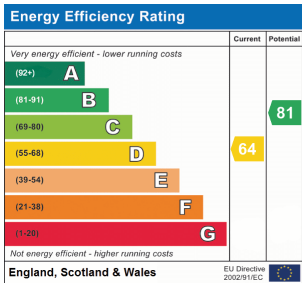
Gated access. Pathway to the front door. Gated access to the rear courtyard.

Rear Courtyard

A generous paved area, ideal for housing a variety of pots to create a delightful colourful area for relaxing.  
Space for table and chairs. Gated access to the front.

Shed

A good space for storage attached to the main structure of the house.



## Woodside Road, Tonbridge, TN9

Approximate Area = 1136 sq ft / 105.5 sq m

Outbuilding = 18 sq ft / 1.6 sq m

Total = 1154 sq ft / 107.1 sq m

For identification only - Not to scale

