



Legg & Co
SALES AND LETTINGS

Quarry Hill Road |
Tonbridge | TN9

MODERN SASH WINDOWS | FOUR DOUBLE BEDROOMS | BEAUTIFULLY PRESENTED THROUGHOUT | LARGE OPEN PLAN KITCHEN/FAMILY ROOM | WELL MAINTAINED REAR GARDEN | EN-SUITE SHOWER ROOM TO MASTER

Guide Price £875,000 - £900,000 | Freehold

Legg & Co are delighted to offer for sale this beautiful four bedroom period town house located close to Tonbridge town centre. The property has been tastefully finished to a high standard throughout and offers flexible accommodation across four floors. Comprising: Stairs to entrance porch, large sitting room with fireplace, bedroom/study, stairs to lower ground floor with large open plan kitchen and family room, WC and built in cupboard. To the first floor there are two large bedrooms with feature fire places and modern family bathroom. To the second floor there is the Master bedroom with ample fitted cupboards and a large ensuite shower room. Throughout many period features have been retained and the stylish decor is shown in every room. Outside the property has a very well maintained garden with grass and patio areas, a shed with power, side access to the front and a driveway. Tonbridge is a thriving market town that has developed over the centuries. It boasts a 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. We strongly advise booking to view!







Approx. Gross Internal Floor Area 1706 sq. ft / 164.08 sq. m

We do every effort to ensure the accuracy of the floor plans 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 a guide only for any prospective purchaser or tenant. The names, positions and positions shown here have not been checked and no guarantee is made as to their accuracy or efficiency can be given.

Legg & Co Property Limited
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			83
(81-91) B			
(69-80) C			84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.