



Legg & Co
SALES AND LETTINGS

Hill Top | Tonbridge
Kent | TN9

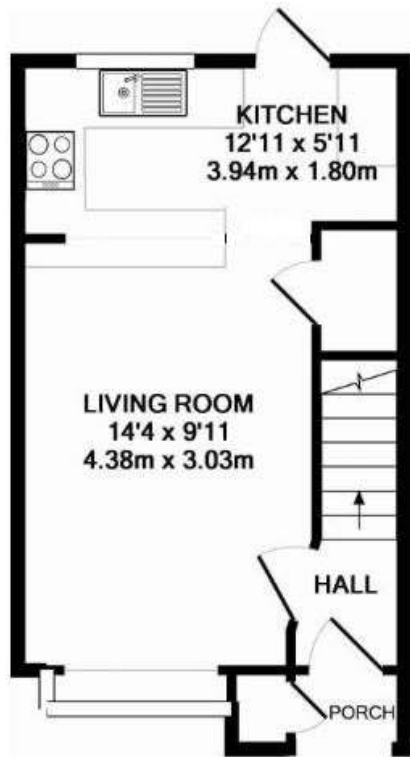
NO FORWARD CHAIN | REDECORATED THROUGHOUT | MODERN KITCHEN AND BATHROOM | PRIVATE REAR GARDEN | ALLOCATED PARKING | POPULAR LOCATION

Asking price of £345,000 | Freehold

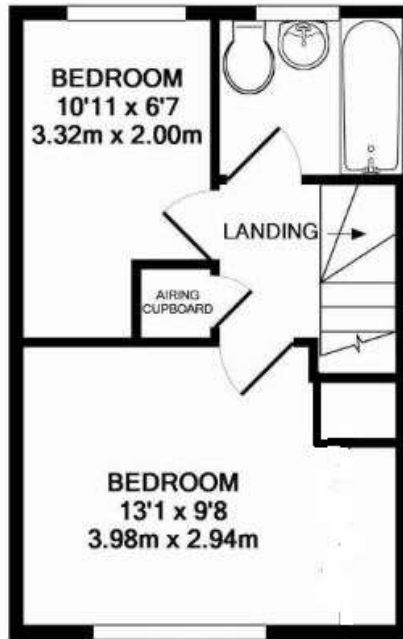
Legg & Co are delighted to offer for sale this modern mid-terrace two bedroom property located in a popular area of South Tonbridge. The property has recently been redecorated throughout, had new carpets and upgrades to the kitchen. Comprising porch with large storage cupboard, entrance hallway, large open plan sitting room with large under stairs cupboard, modern fitted kitchen with appliances to include fridge freezer, washing machine, oven and hob. To the first floor there is a large master bedroom, further bedroom, modern three-piece suite bathroom, airing cupboard and access to the loft. Outside there is a private rear garden with decked and grass areas, residents path giving access to the front, an allocated parking space and areas for visitors parking. The property is a short walk to Tonbridge Town centre, mainline train station, other local amenities and Haysden Country Park. The A21 is very accessible from the property and loca







GROUND FLOOR
APPROX. FLOOR
AREA 284 SQ.FT.
(26.4 SQ.M.)

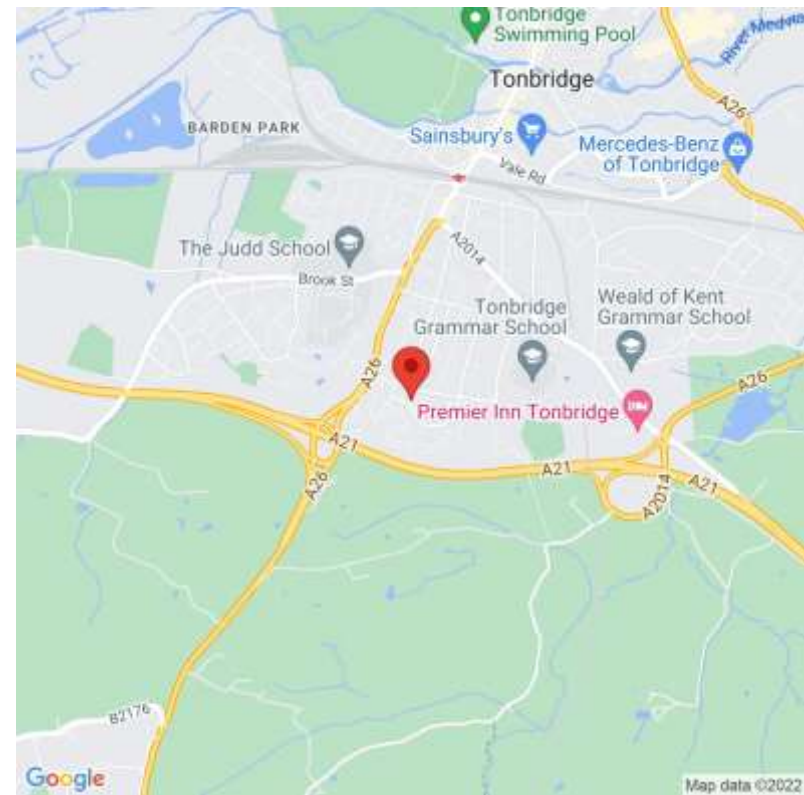


1ST FLOOR
APPROX. FLOOR
AREA 266 SQ.FT.
(24.7 SQ.M.)

HILLTOP TONBRIDGE
TOTAL APPROX. FLOOR AREA 549 SQ.FT. (51.0 SQ.M.)
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Legg & Co Property Limited

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B		
(69-80)	C	77	
(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.