





## 4 Bank Street, Tonbridge TN9 1BL

### Description

Offered for sale is this immaculately presented and unique three storey property located in the heart of Tonbridge. Set just moments from the High Street and within easy walking distance of all local amenities, this charming period freehold building oozes style and character throughout.

Upon entering the property, you're greeted by two distinct living areas, giving a seamless flow from the kitchen to the cosy lounge. The first floor consists of a main bedroom as well as space that can be used as a separate study area. There is a good sized second bedroom and a bathroom on the top floor.

Outside, there is the bonus of an allocated space to both the front and rear of the building. As well as the tasteful decor throughout, one of the property's great features is its grand staircases and built-in shelving, which helps to beautifully divide the accommodation. This property is the perfect first-time purchase for someone looking to own their own freehold house and be perfectly located for a night out in Tonbridge town centre.



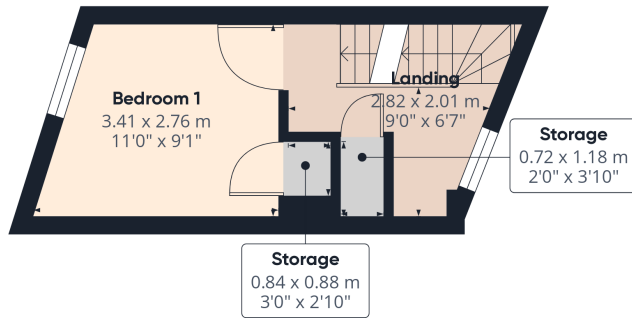


## Overview

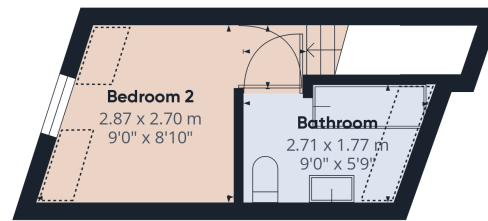
- Two Bedroom Freehold Property
- Central Location
- Open Plan Kitchen and Lounge
- Tastefully decorated throughout
- Quiet Residential Street
- Near to amenities
- Moments from the Castle & River
- Close to Main Line Station
- Viewing highly recommended



Ground Floor



Floor 1



Floor 2

Approximate total area<sup>1)</sup>  
 46.59 m<sup>2</sup>  
 501.49 ft<sup>2</sup>

Reduced headroom  
 2.17 m<sup>2</sup>  
 23.36 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.