

54 Baltic Road, Tonbridge







# 54 Baltic Road, Tonbridge TN9 2LZ

*Perfectly positioned 2-bedroom period house with south facing garden*

## Accommodation Summary

- Mid-terraced house
  - 2 bedrooms
  - Living room
  - Dining room
    - Kitchen
    - Bathroom
  - South facing garden
- Residents' street parking and rear unallocated off road parking area
  - Walking distance to mainline station and popular schools
  - Chain free



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Elevated and set back from the road by a low wall with a flower bed behind, this home's red brick exterior offers plenty of kerb appeal.

The covered entrance door opens into the bright living room which is flooded with light from its front aspect window. It is a welcoming space with plenty of room for furniture.

Beyond is the spacious dining room with an under stair cupboard to keep the space clutter free. A part glazed door leads out to the garden, and it is conveniently open plan to the kitchen, making it a very social space.

At the rear the fitted kitchen's cream cabinetry contrasts beautifully with the darker countertops. It has an integrated electric oven with 4 ring induction hob above and there is space and plumbing for additional appliances. Dual aspect windows, one above the sink, brighten the room.

Climbing the stairs to the first-floor split landing there are two bedrooms, both with large windows, neutral décor and new carpets. The larger bedroom has a fitted over stair wardrobe.

Outside to the rear steps lead up to an enclosed south facing garden with an area of lawn and a paved terrace. It also benefits from a wooden shed for storage and rear gated access to an unallocated parking area.

Baltic Road is superbly located for a host of popular nurseries, primary, secondary and grammar schools, most notably the sought-after Tonbridge Grammar School for Girls. It is also close to all of Tonbridge's local amenities and the mainline railway station making it well served for leisure facilities and transport links.

This fantastic home is chain free and with neutral décor and newly fitted flooring, it is ready to move in and live. A must see!







**Living Room:** front aspect double glazed window, low fitted cupboard housing the fuse box, radiator.

**Dining Room:** rear aspect opaque part glazed door, under stair storage cupboard, wooden effect flooring, radiator.

**Kitchen:** rear aspect opaque double glazed window, side aspect double glazed window, countertops, eye and base level units, 1 ¼ stainless steel sink, drainer, mixer tap, integrated oven, 4 ring induction hob, space for fridge/freezer, space and plumbing for washing machine, tiled splashback, wooden effect flooring, radiator.

**Bedroom 1:** front aspect double glazed window, over stair cupboard with hanging rail, radiator.

**Bedroom 2:** rear aspect double glazed window, radiator.



**Bathroom:** side aspect opaque double glazed window, pedestal wash hand basin, P shaped panel enclosed shower bath, glass shower screen, wall mounted shower attachment, airing cupboard housing the boiler and water cylinder with shelving for linen, low level WC, part tiled walls, tile effect flooring, radiator.

#### **General:**

Tenure: Freehold

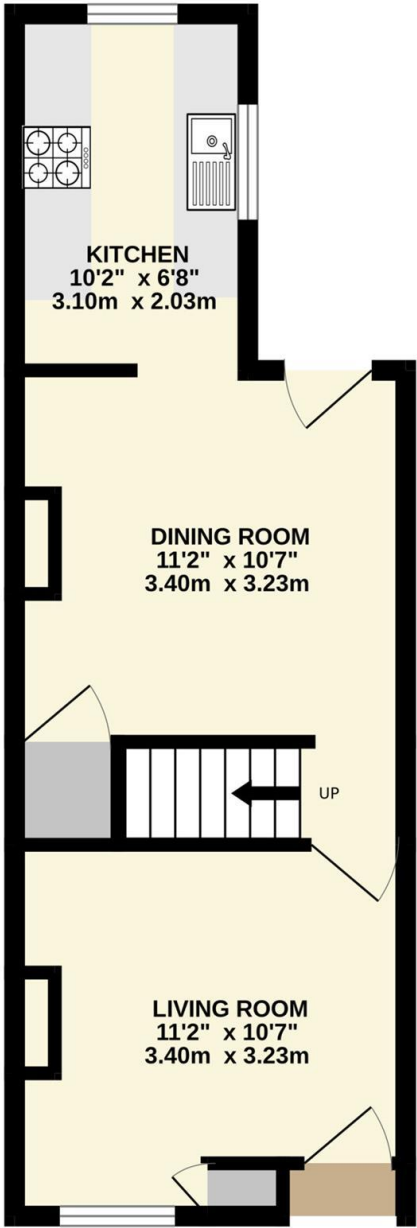
Local Authority: Tonbridge & Malling Borough Council

Council tax: Band C (£2,111.00)

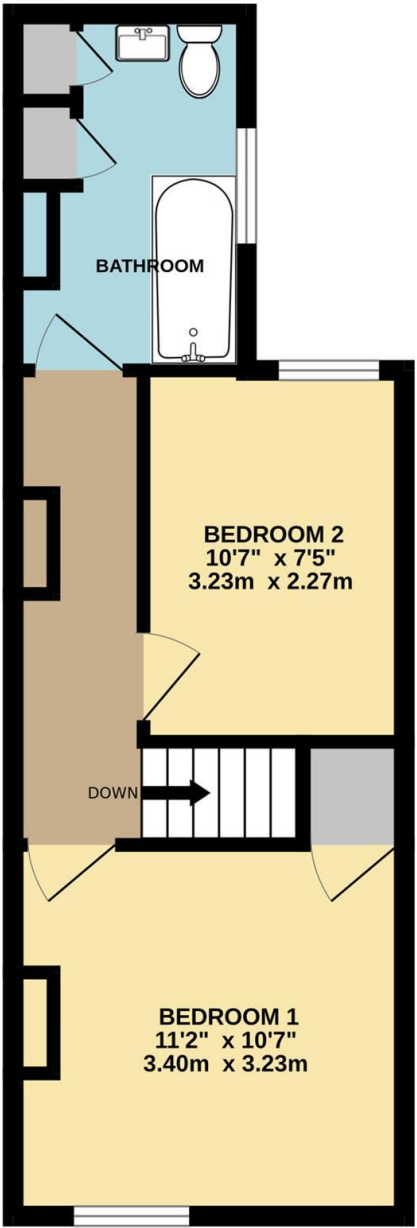
EPC: C (69)



GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.




1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



APPROX TOTAL AREA 62.7 SQ.M / 674 SQ.FT

TOTAL FLOOR AREA : 674 sq.ft. (62.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92 Plus) <b>A</b>				
(81-91) <b>B</b>				
(69-80) <b>C</b>				
(55-68) <b>D</b>				
(39-54) <b>E</b>				
(21-38) <b>F</b>				
(1-20) <b>G</b>				
Not energy efficient - higher running costs				
			69	79
England & Wales			EU Directive 2002/91/EC	
				





#### **AREA INFORMATION:** Tonbridge, Kent

Tonbridge, on the River Medway, is 4 miles (6 km) north of Royal Tunbridge Wells, 8.6 miles (13.8 km) south of Sevenoaks, 12 miles (19 km) south west of Maidstone and 29 miles (47 km) south east of London.

It is a picturesque town steeped in history with a 13th Century Castle and a wealth of shopping and recreational amenities and unrivalled schooling.

With open countryside on its doorstep it delivers nature in abundance to be enjoyed either cycling, walking or spotting wildlife. For recreational activities, there is the Tonbridge School gym, with its impressive facilities and indoor swimming pool and the Angel Sports Centre and the public swimming pool both based in the centre of Tonbridge. Nizels Golf & Country Club is a short drive away.

There are many highly regarded primary schools in the area such as Slade Primary School, Sussex Road County Primary School, Long Mead Community Primary School, Cage Green Primary School, Woodlands Junior and Infant Schools, Royal Rise Primary School (formerly St Stephen's Primary School), Bishop Chavasse Church of England Primary School and St Margaret Clitherow R C Primary School. There are also independent preparatory schools such as The Schools at Somerhill, Hilden Oaks and Hilden Grange. The highly sought-after secondary level Tonbridge Grammar School for Girls, Weald of Kent Girls Grammar and Judd Grammar for boys are in Tonbridge whilst the renowned Tonbridge School forms the north end of the town with Sevenoaks Schools within easy reach.

There are excellent transport links with journeys from Tonbridge mainline train station taking you to central London in approximately 40 minutes. The nearby A21 links with the M25, other motorway networks, Gatwick and Heathrow Airports, and the Channel Tunnel Terminus.





