



**Legg & Co**  
SALES AND LETTINGS

**Postern Heath Cottages | Postern Lane  
Tonbridge | TN11**

*OPEN HOUSE SATURDAY 23RD APRIL BY APPOINTMENT ONLY! | RURAL SETTING | BEAUTIFUL COUNTRYSIDE VIEWS |*

*SCOPE TO EXTEND STPP | OFF ROAD PARKING AND GARAGE | PRIVATE ROAD | OWNED SOLAR PANELS*

**Guide Price £575,000 - £600,000 | Freehold**

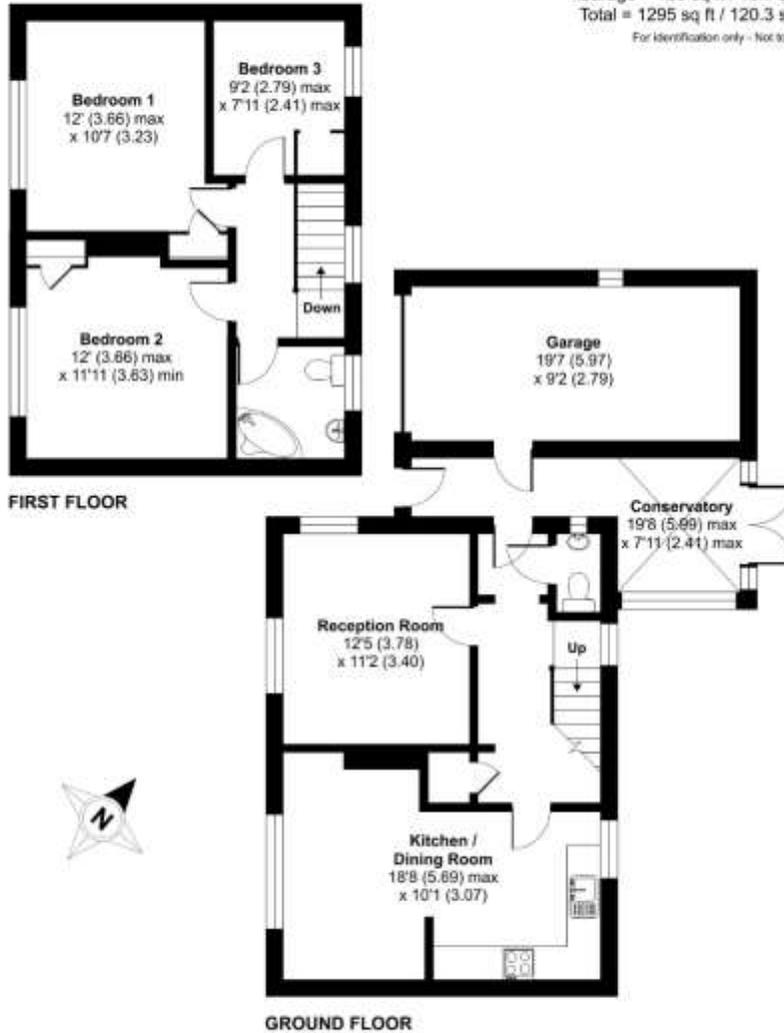
Legg & Co are delighted to offer this unique opportunity to purchase a three bedroom semi detached property set in a rural position yet approximately 2 miles away from Tonbridge town centre and mainline station. The property hasn't been marketed for over 45 years and has been well loved in this time, there is scope for improvement throughout and potential to extend subject to planning consents being obtained. The property comprises: entrance hall with direct access to the conservatory with double doors to the garden, inner hallway with WC and airing cupboard, good sized sitting room with double aspect windows and fireplace, open plan kitchen dining room with ample work surface and storage space, comfortably fits a large table for entertaining and is double aspect. To the first floor there are two large double bedrooms, a further good sized single room and family bathroom. All three bedrooms have the benefit of fitted storage. The property has beautiful front and rear gardens with stunning views surrounding the whole property. There is off road parking which could be widened to the front, a garage with electric door and access to the house. Postern Lane is a private road and is accessed from the Tudeley end unless, once a resident a code is provided to then access Tonbridge industrial estate from the road.





# Postern Lane, Tonbridge, TN11

Approximate Area = 1115 sq ft / 103.6 sq m  
 Garage = 180 sq ft / 16.7 sq m  
 Total = 1295 sq ft / 120.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © 2022 Legg & Co. Produced by Robert Legg Property Consultants. REF: 03/2022

## Legg & Co Property Limited

Riverside House, River Lawn Road, Tonbridge, Kent, TN9  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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.

