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 **KMJProperty**
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Somerhill Road, Tonbridge

Guide Price £350,000

3 1 1



Guide Price - £350,000 - £375,000

Approaching the property, you are greeted by a private driveway, eliminating the need for on street parking and providing convenient off road parking.

Stepping inside, the welcoming entrance hall leads you into the beautifully presented lounge, positioned to the left. This bright and spacious room is full of character, featuring wall panelling, a stunning original exposed brick working fireplace takes centre stage, adding warmth and charm, while built in shelving unit and cupboard to the side of the chimney breast provides both practicality and an attractive focal point. A useful under-stair cupboard can also be accessed from this room providing a useful storage solution and added convenience.

Continuing through the property, you will find the well appointed kitchen, offering ample upper and lower cupboards, generous worktop space and plenty of room for dining facilities, making it the perfect space for both everyday living and entertaining. Thoughtfully designed with integrated shelving for additional storage and display, the kitchen also provides direct access to the rear garden via a back door.

Located just off the kitchen is the beautifully finished family bathroom. Stylishly designed with contemporary tiling throughout, this modern and sleek space features a panelled bath with a rainfall shower overhead, elegant gold accents, a heated towel rail and a wash basin with integrated storage, creating a luxurious yet practical space.

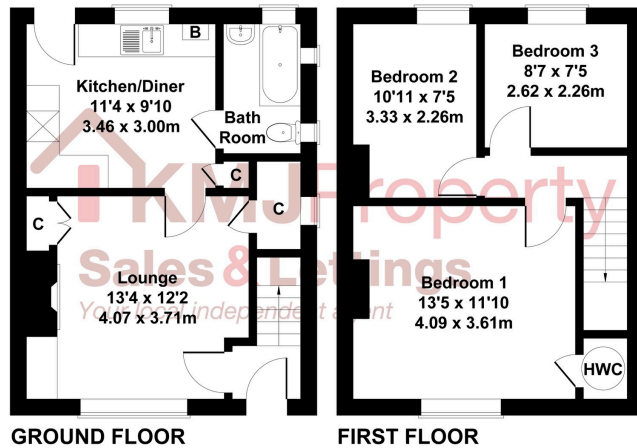
Heading upstairs, you will find three well proportioned bedrooms, all benefitting from natural light through their windows. The principal bedroom is a generous double room featuring a charming fireplace, adding character and creating an attractive focal point. This room also provides access to the airing cupboard, which houses the hot water tank. Bedrooms two and three are both versatile spaces, comfortably accommodating a single bed or small double, while also offering the flexibility to be used as a home office, nursery or hobby room.

Outside, the rear garden is predominantly laid to lawn, complemented by a generous patio area. Offering plenty of space for outdoor furniture, this is the perfect setting for al fresco dining, entertaining family and friends during the summer months, or simply relaxing and enjoying the outdoor space.



39 Somerhill Road

Approximate Gross Internal Area
743 sq ft - 69 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

- NO CHAIN
- 3 Bedrooms
- Driveway
- Freehold
- Modern Bathroom
- Semi Detached
- Close to local schools, train station and High Street
- Large Rear Garden
- EPC- E
- Council Tax Band- C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

BRITISH
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AWARDS

2023

★★★★★

GOLD WINNER

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