



46 Quarry Bank, Tonbridge, Kent, TN9 2QZ

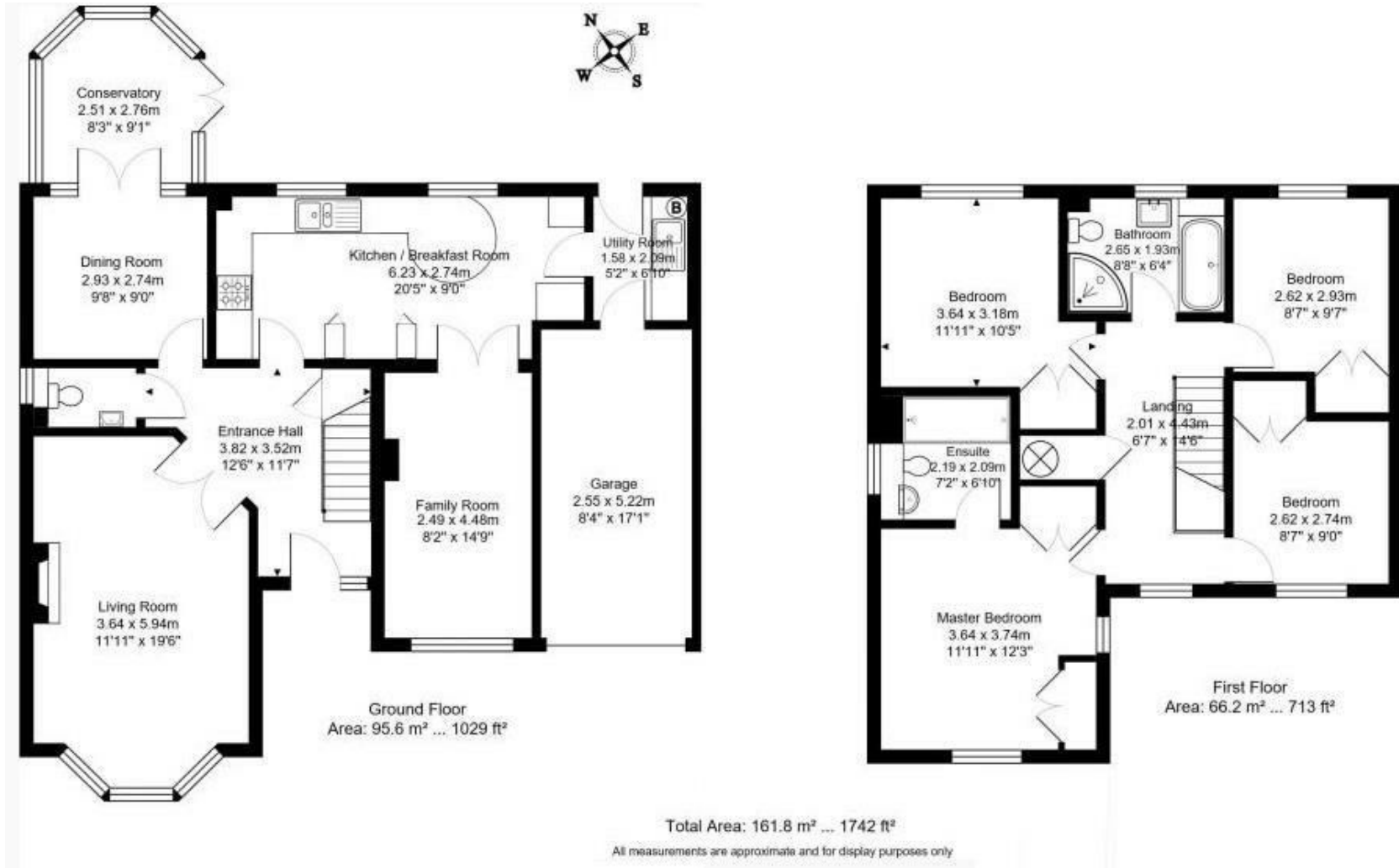
Guide Price £875,000 - £925,000

Jack Charles
Estate Agents

Sales & Lettings

- Detached house
- Living room
- Conservatory
- Four bedrooms
- Kitchen breakfast room
- Separate utility room & family room
- Ensuite and family bathroom
- Dining room
- Garage, parking & gardens

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



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To Be Sold

Jack Charles have the pleasure of being appointed agents for the sale of the super detached property situated in a sought-after location to the south side of Tunbridge. The property is well presented throughout an office flexible accommodation especially to the ground floor. You enter the property into a good size entrance hall which gives access to all principal rooms, cloakroom/WC, living room to the front aspect with feature fireplace, dining room with doors opening out onto conservatory which overlooks the garden. The kitchen breakfast room has been recently fitted with a range of matching wall and base units and drawers, American style fridge freezer various appliances, there are doors to the utility room and also a further family/playroom. To the first floor there are four double bedrooms, ensuite to master bedroom which has double aspect with recess dressing area, three further bedrooms and a bathroom. Outside the property has parking for two cars and an integral garage is accessed through to the utility room, side access to rear garden which is predominantly laid to lawn ornamental pond, flower and shrub borders and a raised patio. Viewings are recommended.

Tonbridge Location

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers a full scale of education from Nursery to College and includes Grammar & Private schools such as the world-renowned Tonbridge School. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			75
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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Castle Lodge
Castle Street, Tonbridge
Kent, TN9 1BH
Tel: (01732) 75 75 80
E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

