



41 Quarry Bank, Tonbridge, Kent, TN9 2QZ

Guide Price £850,000 - £900,000

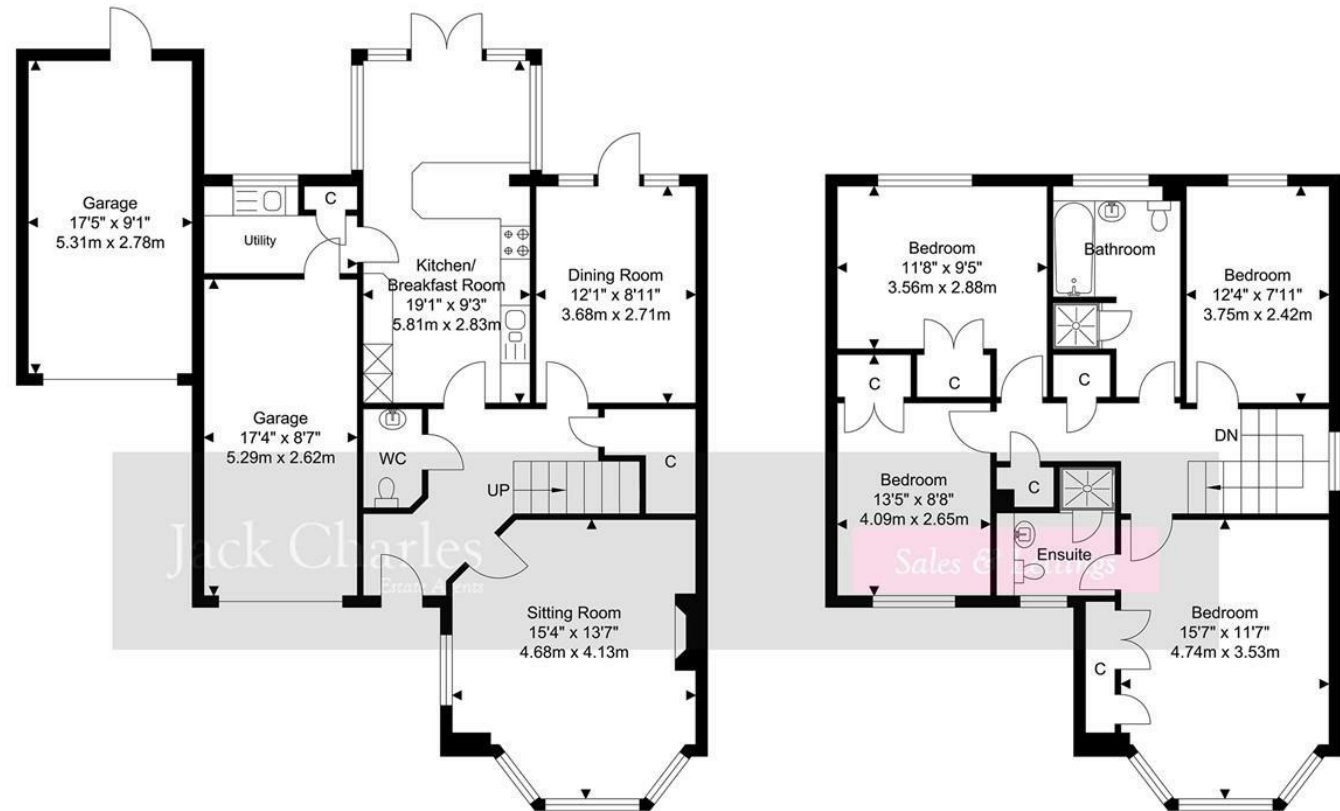
Jack Charles
Estate Agents

Sales & Lettings

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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.

- Guide £850,000 - £900,000.
- Two Garages & Ample Parking
- South Tonbridge
- Walking Distance To Station
- Four Well Appointed Bedrooms
- Double Glazing & GCH
- Kitchen/Breakfast Room
- Living Room & Separate Diner
- En-Suite & Family Bathroom



Ground Floor
Approximate Floor Area
991.24 SQ.FT.
(92.09 SQ.M.)

First Floor
Approximate Floor Area
760.68 SQ.FT.
(70.67 SQ.M.)



TOTAL APPROX FLOOR AREA 1751.93 SQ.FT. (162.76 SQ. M.)
For Identification Purposes Only.

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To Be Sold

Jack Charles have the pleasure of being appointed agents for the sale of this detached property privately positioned at the bottom of a sought-after cul de sac within a popular residential development of detached houses with a favourable location to the south side of Tonbridge offering walking distance to both the town and train station with mainline services to london as well as well regarded local schooling.

The property is well presented throughout and offers well appointed rooms over both floors. You enter the property into an entrance hall which gives access to all principal rooms, cloakroom/wc, a bay fronted living room to the front aspect with feature fireplace, a separate dining room with views and access onto the rear garden. The kitchen breakfast room is a particular feature offering fitted units, a social breakfast bar and reception space beyond, again with views and access onto the rear garden as well as connecting access to a useful utility room and integral access to one of its two garages. To the first floor there are four double bedrooms, ensuite to principal bedroom which has a bay window and fitted wardrobes, three further bedrooms and a bathroom.

Outside the property has a block paved driveway offering parking to the front of both garages as well as side access to rear garden which is predominantly laid to lawn with mature flower and shrub borders and a wide patio that runs along the back of the property. Viewings are recommended via appointed sole agents Jack Charles.

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).

