



12 The Drive, Tonbridge, Kent, TN9 2LP

Guide Price £900,000 - £950,000

Jack Charles
Estate Agents

Sales & Lettings

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- Stunning Period Semi Detached House
- Extended Kitchen/breakfast Room
- Four Double Bedrooms
- Two Bathrooms
- Through Lounge / Dining Room
- Off Road Parking
- Beautiful Private Rear Garden
- Summer House
- Desirable Sought After Location
- Halls Adjoining

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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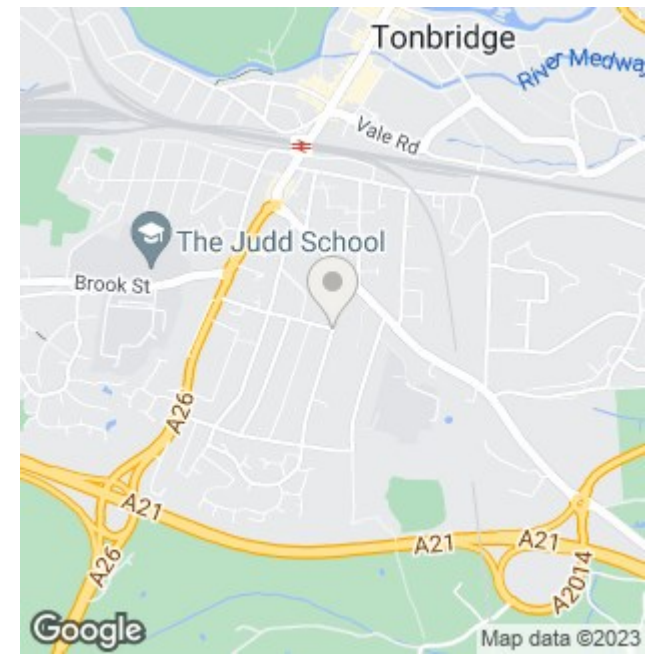
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To Be Sold

Jack Charles are delighted to offer for sale this wonderful Victorian semi detached family home situated in one of the most sought-after roads in South Tonbridge. The property is beautifully presented throughout including many original features and has been extended to provide a stunning open plan kitchen. A recessed entrance leads to an attractive hallway including understairs WC. The living room including original marble fireplace and tiled hearth is situated at the front leading to a further reception room with original French doors to the rear. The kitchen has a partially vaulted ceiling and duel aspect doors opening to the side and rear garden. It also includes original feature Range by 'Triplex' with ovens all in full working order. It has been thoughtfully designed and allows flexibility as to how it is configured. To the first floor the master bedroom is at the front with fitted wardrobes, and there are two further double bedrooms and family bathroom. To the second floor there is a large double bedroom and a separate shower room/WC and plenty of eaves storage. Outside, the property has a driveway at the front providing off-road parking. At the rear there is a beautifully landscaped garden with attractive flower and shrub borders, a lawn and a brick pathway leading to a summer house. 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			81
(69-80) C			
(55-68) D		55	
(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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