



298 Shipbourne Road, Tonbridge, Kent, TN10 3NH

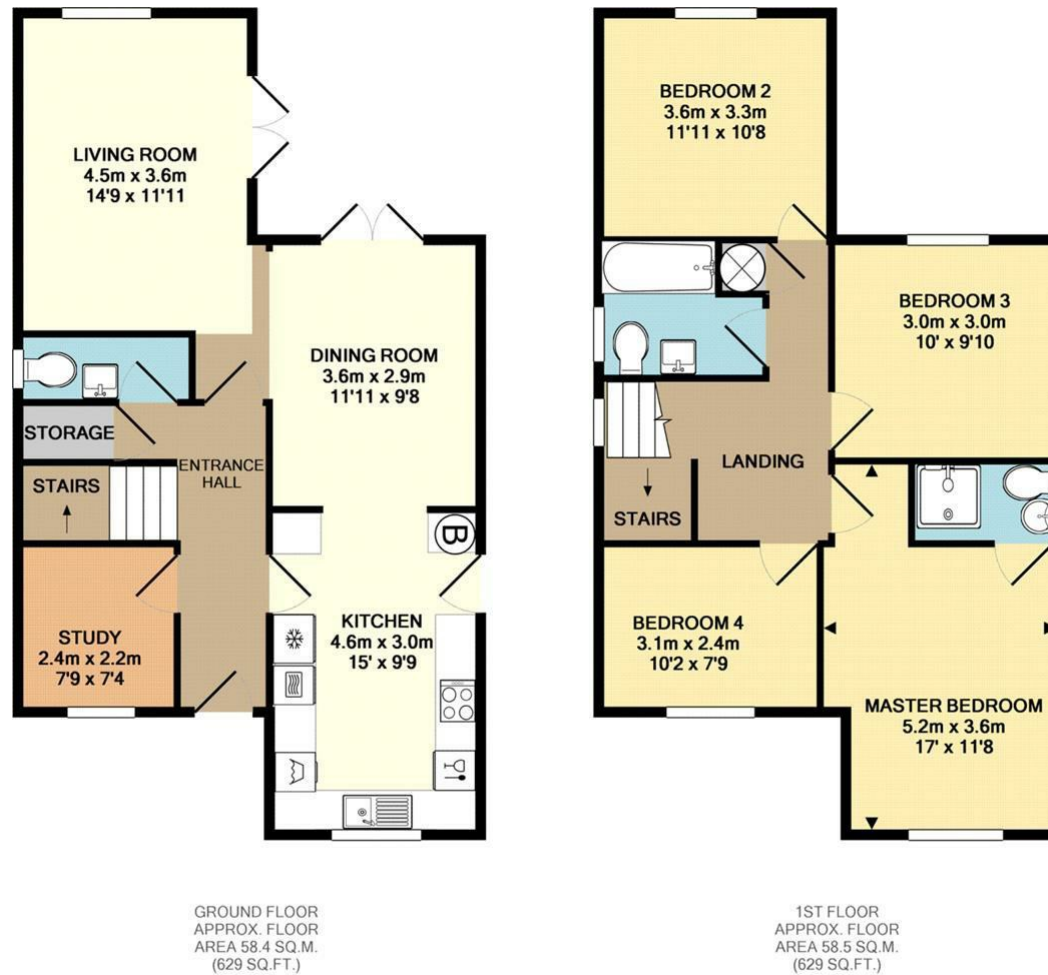
Asking price £675,000 - £690,000

Jack Charles
Estate Agents

Sales & Lettings

- Guide £675,000 - £695,000
- Stylish Kitchen
- Living Room
- Four Double Bedrooms
- Study
- Rear Garden
- Ensuite & Family Bathroom
- Dining Room
- Parking

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To Be Sold

Jack Charles are delighted to offer for sale a recently built detached family home situated close to local amenities in a popular location.

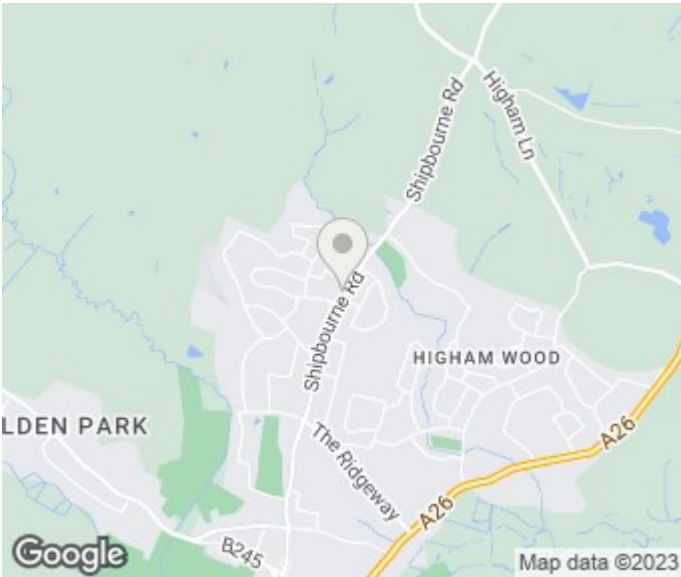
To the ground floor there is a spacious hallway leads to cloakroom/WC downstairs cupboard and study. The living accommodation flows perfectly for entertaining with the kitchen situated the front of the house and has range of wall and base units, quartz work tops and several integrated appliances such as an induction hob with extractor over, oven, dishwasher, washing machine and fridge freezer. There is access to the side and a square archway leading through to the dining room which is also open plan with the living room both of which allow access out to the rear garden. The ground floor is then completed by the cloakroom and large under stairs storage cupboard.

To the first floor there are four double bedrooms and the family bathroom. The master bedroom benefits from an en-suite shower room with shower, wash hand basin, heated towel rail and w/c. Both the second and third bedroom enjoy an aspect over the rear garden.

Outside the rear garden has a paved patio area and a good sized lawn and is enclosed by panel fencing with flower and shrub borders. To the front the property has three parking spaces.

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		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(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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