



11 Lyons Crescent, Tonbridge, Kent, TN9 1EX

Jack Charles
Estate Agents

Guide Price £800,000 - £875,000

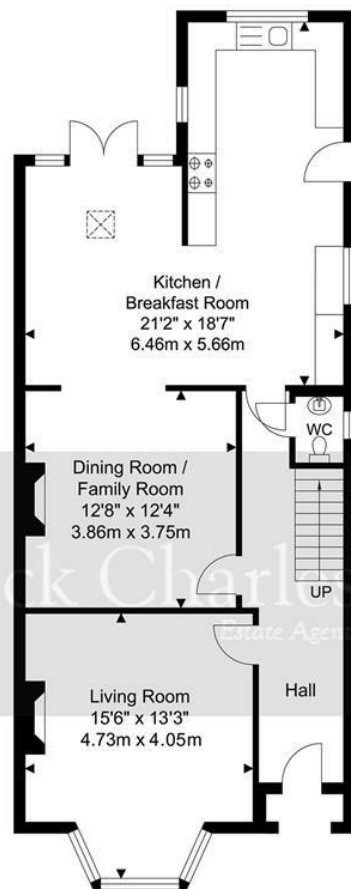
Jack Charles
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Sales & Lettings

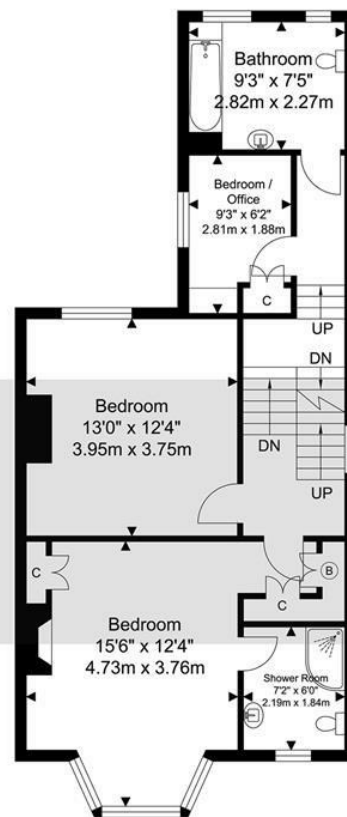
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FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

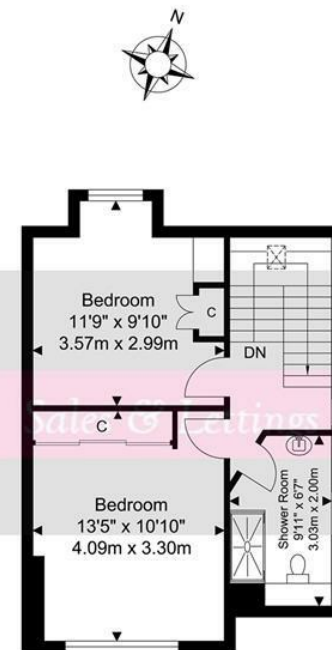
- Victorian Semi Detached House
- Extended To The Rear
- An Elegant Internal Layout
- Close To The Town & Station
- Five Well Appointed Bedrooms
- Bathroom & Two Shower Rooms
- Off Street Parking for Three Cars
- Enclosed Split Level Garden
- Feature Open Plan Kitchen/Diner
- Characterful Features Throughout



Ground Floor
Approximate Floor Area
795.13 SQ.FT.
(73.87 SQ.M.)



First Floor
Approximate Floor Area
644.65 SQ.FT.
(59.89 SQ.M.)



Second Floor
Approximate Floor Area
406.55 SQ.FT.
(37.77 SQ.M.)

TOTAL APPROX FLOOR AREA 1846.33 SQ.FT. (171.53 SQ. M.)
For Identification Purposes Only.

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To Be Sold

Jack Charles are excited to market this impressive Victorian semi detached house built in 1908 that has been extended to the rear and enjoys an elegant layout spanning three floors. The position of this property is superb, nestled just 150 yards away from the high street and thus affords ease of access to all the local parks, shops, schools and mainline train station with regular services to London yet its position is well balanced offering a harmonious setting for family life. This striking property enjoys much original charm and character that over time has been blended with modern refinement and extension. In principle this well formed property offers entrance hall, cloakroom w.c, bay fronted living room, separate second reception found with oak wood flooring that offers an open theme to an extended kitchen/breakfast room with quality fitted units and adjoining dining room with a light dual aspect and underfloor heating. The upper floors offer five bedrooms with en-suite to the principal bedroom as well as a family bathroom and further shower room to the second floor. All of the bedrooms are doubles with the exception of the fifth bedroom which is currently used as a study and the majority of the rooms enjoy high ceiling height and excellent natural lighting. Externally a generously wide driveway offers parking for three cars and the rear garden has been landscaped into two principal levels of patio, gabions and raised lawn with decking enjoying privacy as well as afternoon and evening sun. Property of this age and within this location is highly sought, seldom available and internal viewings are strongly encouraged by 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).

