



83 Lodge Oak Lane, Tonbridge, TN9 2EP

Jack Charles
Estate Agents

Guide Price £450,000 - £495,000

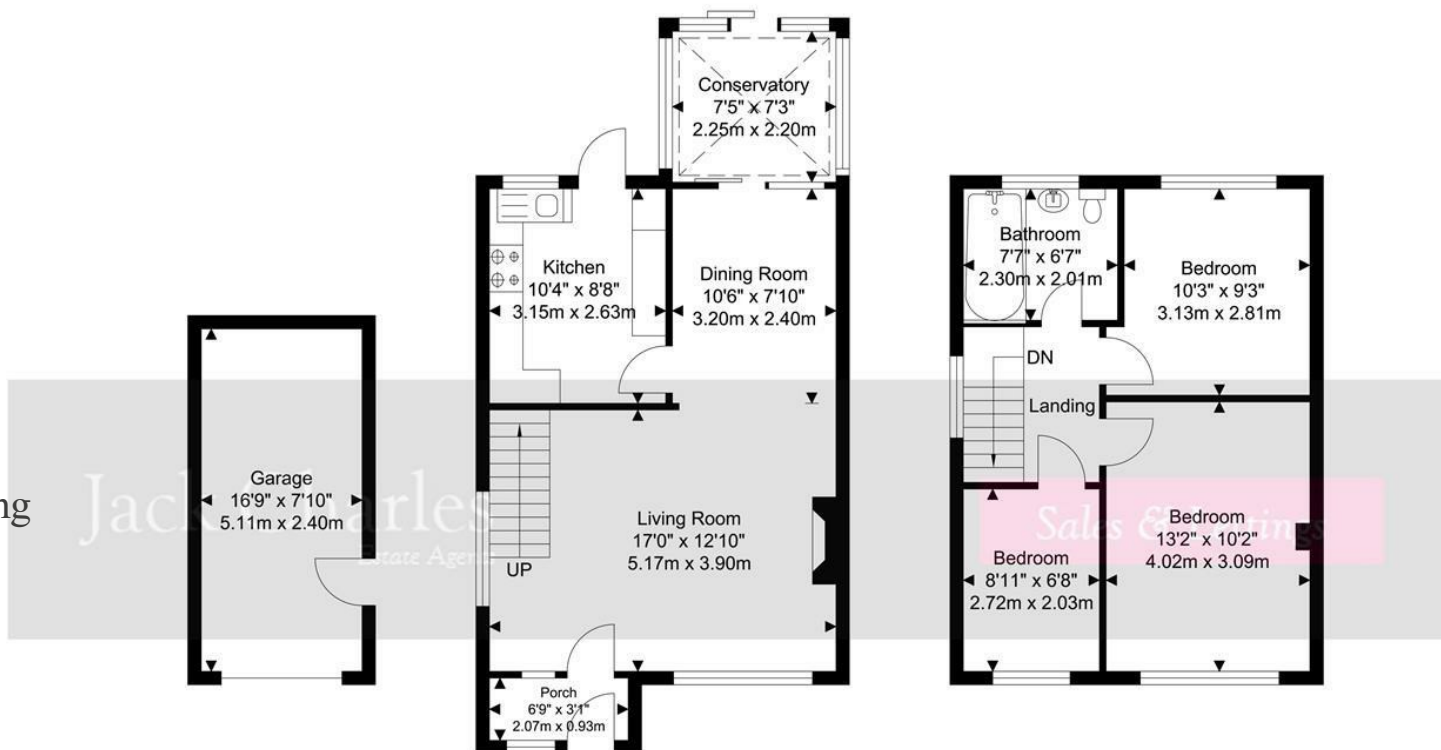
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Sales & Lettings

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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.

- Semi Detached House
- Three Bedrooms
- Large L Shaped Lounge/Diner
- Modern Fitted Kitchen
- Conservatory At The Rear
- Long Driveway Offering Parking
- Garage
- Enclosed Rear Garden
- Double Glazing & Gas C.H



Garage
Approximate Floor Area
131.96 SQ.FT.
(12.26 SQ.M.)

Ground Floor
Approximate Floor Area
485.34 SQ.FT.
(45.09 SQ.M.)

First Floor
Approximate Floor Area
400.63 SQ.FT.
(37.22 SQ.M.)

TOTAL APPROX FLOOR AREA 1017.94 SQ.FT. (94.57 SQ. M.)
For Identification Purposes Only.



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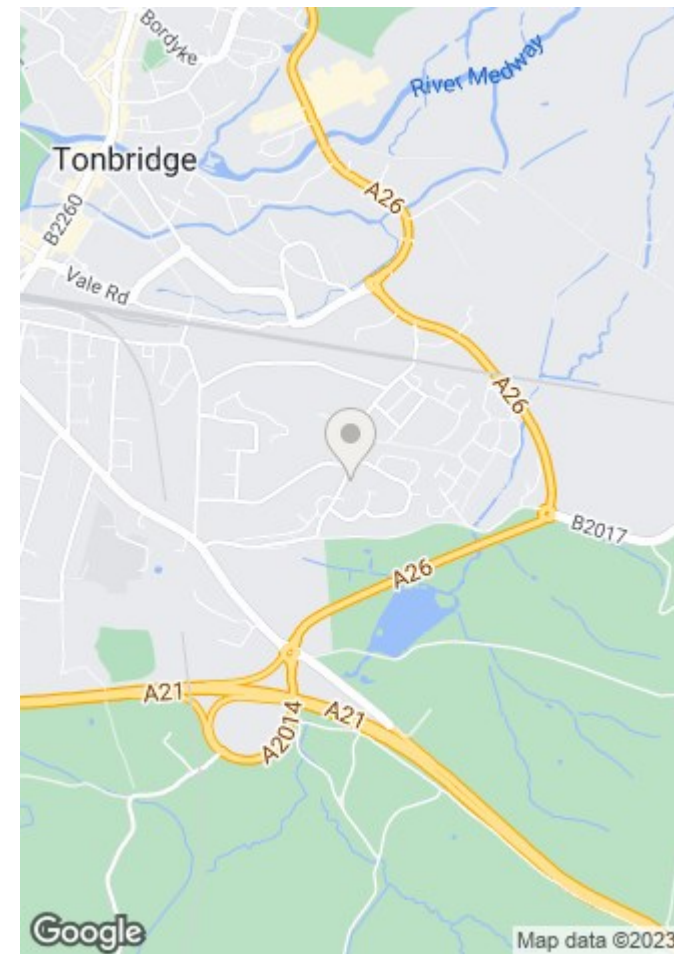
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To Be Sold

Jack Charles welcome to the market this attractive semi detached house that is offered for sale for the first time in over 20 years. The property is found within a popular residential area, favoured for ease of access to local schooling, local amenities, and bus routes and is just a short drive from the town centre with its comprehensive range of shops, train station with popular mainline services to London and excellent local parks. In principle the property offers an entrance porch, large front reception room which L-shapes off into a dining area with connecting access into the rear conservatory. The kitchen has recently been changed and offers a modern range of units with ample space for appliances with views and access onto the rear garden. To the first floor three well appointed bedrooms and a generous bathroom w.c with access to the loft above housing a replacement boiler serving the central heating. Gardens are found to both front & rear enjoying the sun with patio and lawn as well as a large shed set behind the garage. The location is often requested and early viewings are highly 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).



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	





