



42 Springwell Road, Tonbridge, Kent, TN9 2LN

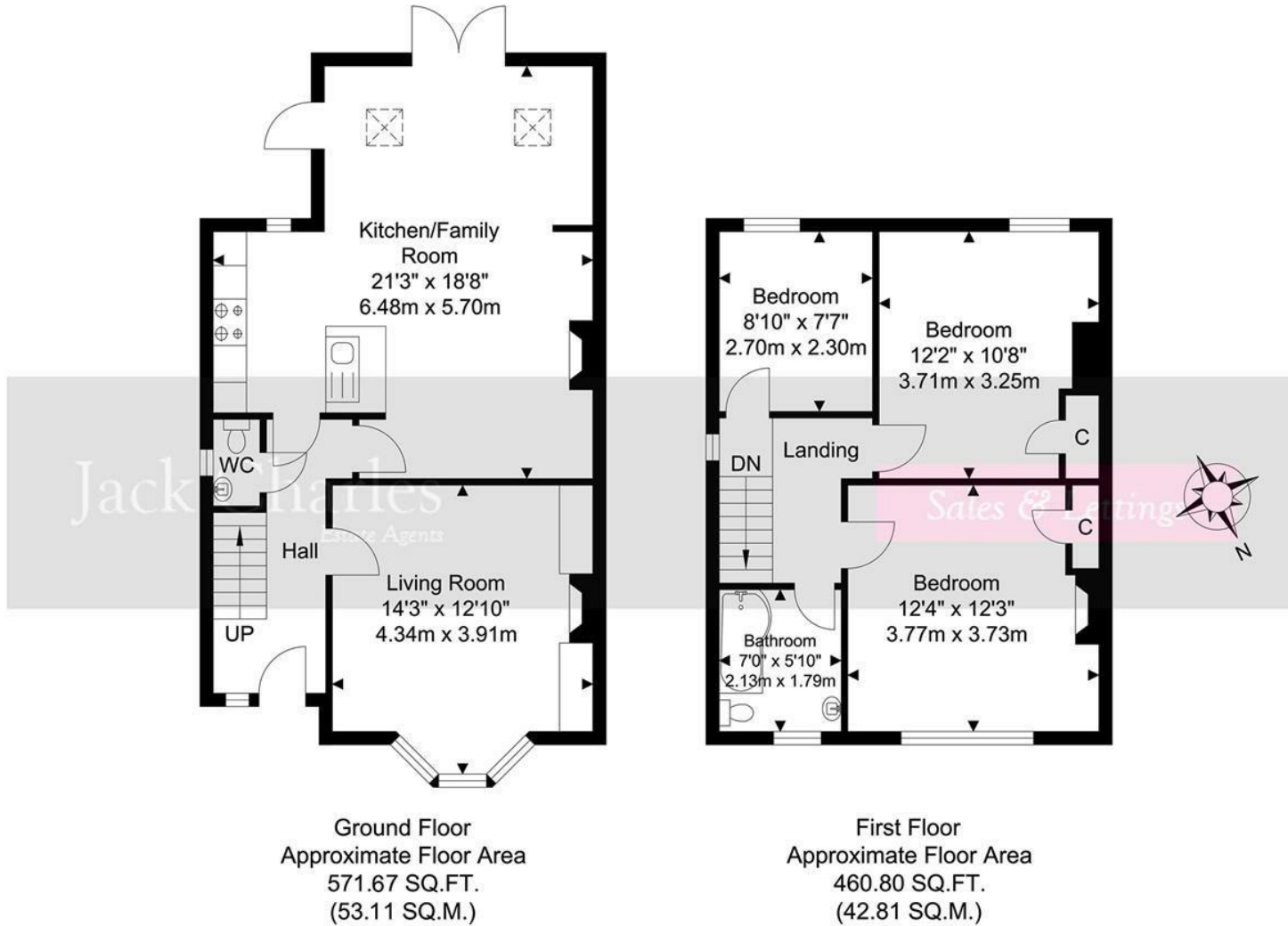
Guide Price £625,000 - £650,000

Jack Charles
Estate Agents

Sales & Lettings

- Attractive Edwardian Semi
- Character Features
- Enclosed Rear Garden
- 0.3 Miles Away From Tonbridge Train Station
- Three Bedrooms
- Open Plan Kitchen/Reception Room
- Extended To The Rear
- Double Glazing & Gas Central Heating
- Stylish Finish & In Very Good Order

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.



TOTAL APPROX FLOOR AREA 1032.47 SQ.FT. (95.92 SQ. M.)

For Identification Purposes Only.

Important Notice:

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To Be Sold

Jack Charles welcome to the market this attractive Edwardian bay fronted semi detached house which enjoys a rear extension and a deceptively spacious layout with a blend of character features and modern refinements internally. The location of the property is equally appealing found on a popular treelined road being just a short distance away from the Mainline railway station and town centre (approx 0.3 miles) as well as being well positioned for a local schooling, parks and amenities. Internally the property offers entrance hall with connecting doors leading off to a bay fronted living room with centre piece wood burning stove and attractive fireplace. A particular feature is the extended open plan kitchen/diner and family room which offers a generous and versatile living space with views and access onto great split level rear garden. To the first floor three well appointed bedrooms with a spacious bathroom each enjoying a similar slice of character. Early viewings are encouraged for this striking property, found in excellent order within an aspirational position.

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	Historical
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(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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Castle Lodge
Castle Street, Tonbridge
Kent, TN9 1BH
Tel: (01732) 75 75 80
E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

