



16 Audley Avenue, Tonbridge, Kent, TN9 1XE

Jack Charles
Estate Agents

Guide Price £500,000 - £525,000

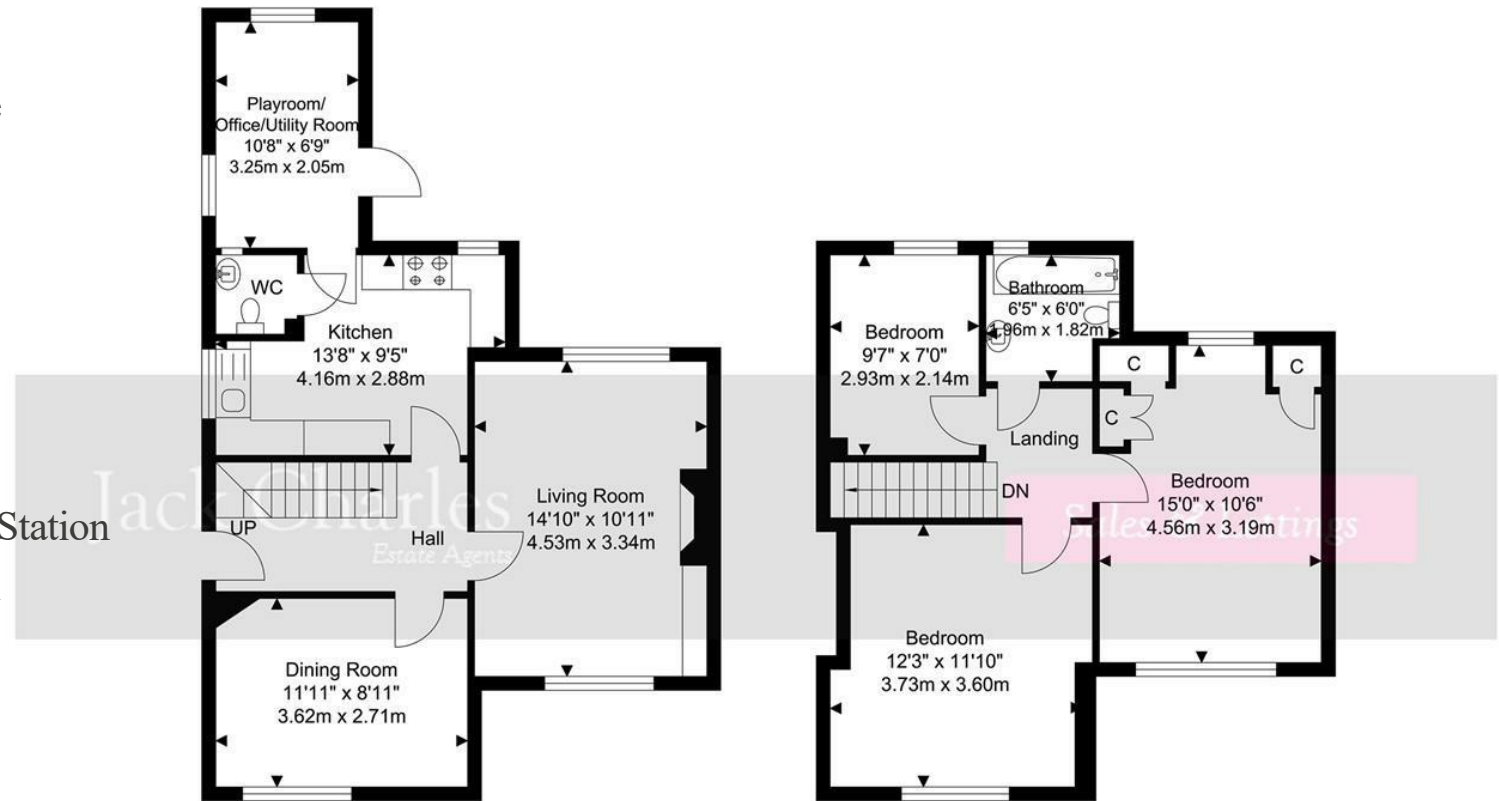
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Sales & Lettings

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Kent, TN9 1XE

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.

- Extended Semi Detached House
- Parking To The Front
- Large Enclosed Rear Garden
- Three Good Size Bedrooms
- Brand New Fitted Kitchen
- Modern Bathroom W.C
- Double Glazing & Gas C.H
- Walking Distance To The Train Station
- Close To Town & Haysden Park
- Beautifully Presented



Ground Floor
Approximate Floor Area
548.63 SQ.FT.
(50.97 SQ.M.)

First Floor
Approximate Floor Area
467.69 SQ.FT.
(43.45 SQ.M.)

TOTAL APPROX FLOOR AREA 1016.32 SQ.FT. (94.42 SQ. M.)
For Identification Purposes Only.



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To Be Sold

Jack Charles are excited to market this beautiful semi detached house that has been subject to considerable improvement by the current owners. Set within a popular residential part of of South Tonbridge the property is well positioned for the town, train station with popular services to London, local parks and well regarded schooling with Barden Lake (of Haysden Park) just a 2-3 minute walk at the end of the road making this area very popular. The condition of the property is superb and it offers a versatile internal layout with ample parking to the front with a fantastic level garden to the rear. Internally and in principle the property now enjoys newly fitted wood effect flooring to the ground floor with an entrance hall, dual aspect living room, formal dining room/2nd reception room, cloakroom w.c, brand new fitted kitchen with appliances and a versatile utility space that is large for dual purpose as an office or reception space. To the first floor, three really nicely proportioned bedrooms with new carpets and modern bathroom w.c. Externally the property offers parking to the front (which could be widened) with gardens to both front and rear. The rear garden is a particular feature being a great width and depth backing onto a verdant backdrop with space for a home office. The property offers a natural opportunity for extension (subject to the usual consents) This property is a fantastic opportunity for a buyer to move straight in to a well designed and attractively presented home set within a great location.

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).

