



12 East Street, Tonbridge, Kent, TN9 1HG

Asking price £460,000

Jack Charles  
Estate Agents

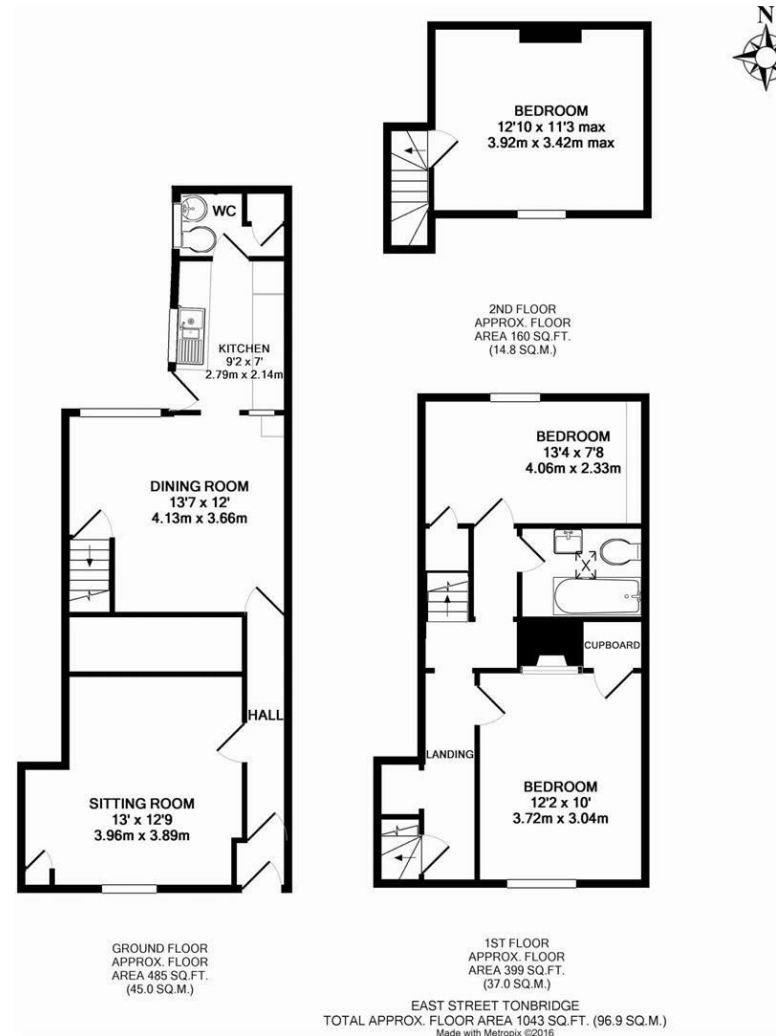
Sales & Lettings

- Grade II Listed Cottage
- Living Room
- Utility Room

- Central Location
- Dining Room
- Courtyard Rear Garden

- Three Bedrooms
- Kitchen
- Well Presented

**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.



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## To Be Sold

Jack Charles are delighted to be appointed as agents for the sale of this beautifully presented and well appointed three bedroom period cottage situated in the heart of Tonbridge, close to the High Street and mainline station. The property is arranged over three floors providing light and spacious accommodation that comprises entrance hall, sitting room to the front aspect, dining room which is partially open plan with step up to a fitted kitchen which in turn leads to a useful utility / cloakroom. The dining room also has a door leading to the staircase. To the first floor there is a family bathroom, two double bedrooms and to the second floor there is a good sized attic bedroom. Outside there is a courtyard garden to rear with paved terrace and decked seating area which benefits from plenty of sun throughout the day. Although parking doesn't come with this property, we are aware that spaces are available opposite by separate negotiation. Viewings are recommended.

## 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).





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