



34 Leigh Road, Hildenborough, Tonbridge, TN11 9AB

Guide Price £450,000

Jack Charles
Estate Agents

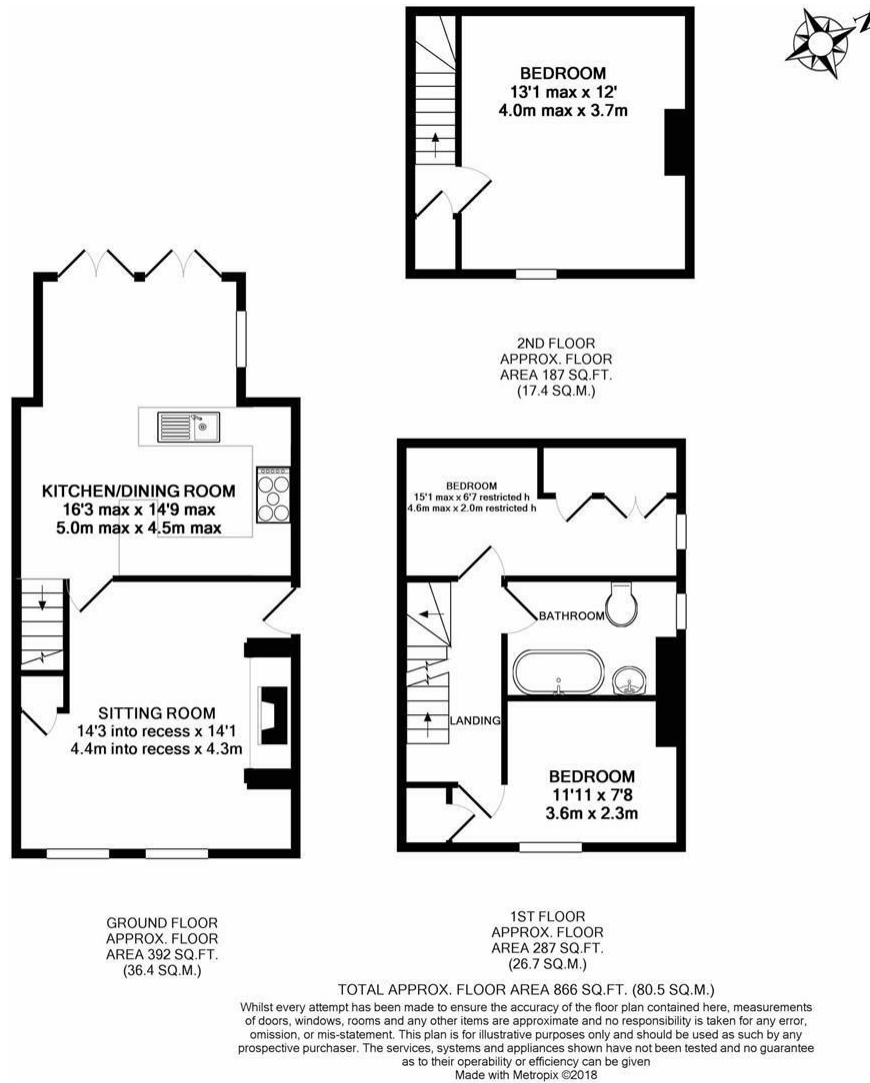
Sales & Lettings

- Grade II Listed Cottage
- Kitchen / Dining Room
- Parking

- Well Presented
- Living Room
- Pretty Garden

- Three Bedrooms
- Stylish Family Bathroom
- Popular Location

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.



Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

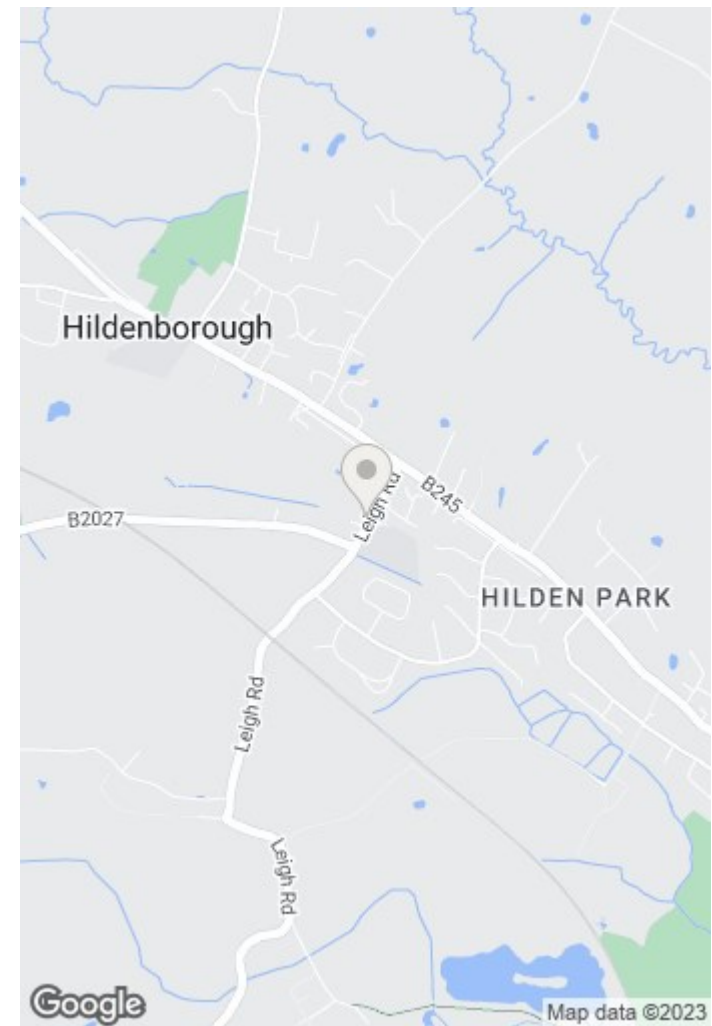
To Be Sold

Jack Charles are delighted to offer for sale this beautifully presented extended Grade II listed cottage which has a wealth of charm and character including a large inglenook fireplace. The accommodation extends over three floors starting from a side entrance door which leads into the sitting room with an inglenook fireplace, wood burning stove, exposed timbers and a built in cupboard to the right of the chimney breast. A doorway leads through to an extended kitchen/family/dining room with French doors leading out onto the rear garden. The kitchen is fitted with a range of wall and base units incorporating cupboards and drawers, integrated appliances and a Rangemaster oven. A latched door leads to the staircase and the landing gives access to two of the three bedrooms along with a stylish family bathroom with roll top bath and rainfall shower over, WC and wash basin. The master bedroom is situated on the second floor and has an attractive beamed ceiling, window to front and access to loft space.

Outside the property benefits from parking to the side and to the rear is an enclosed garden with a paved terrace, lawned area with flower and shrub borders and low level garden store. Viewings are recommended.

Hildenborough Location

The property is conveniently located being in Hildenborough village and within walking distance to Tonbridge high street. Hildenborough has an excellent mainline train station and large car park and rush-hour commuter bus service to the station. The surrounding countryside offers a variety of walks and there are plenty of village amenities. 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 first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. 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).





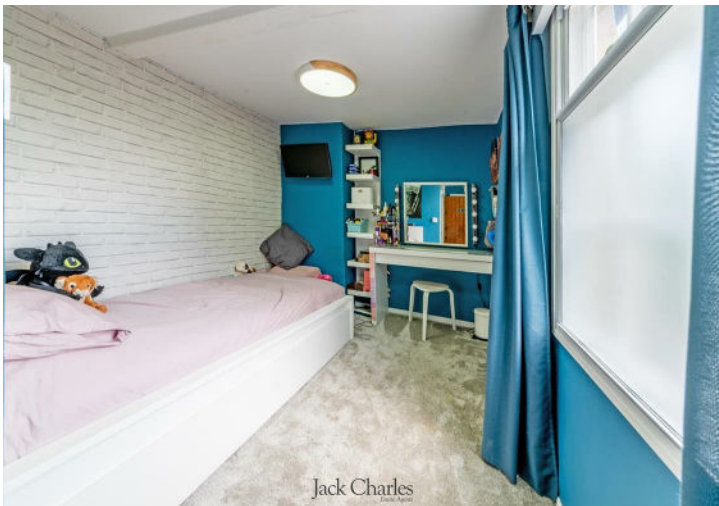
Jack Charles



Jack Charles



Jack Charles



Jack Charles

Jack Charles
Estate Agents

Sales & Lettings

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk



Jack Charles



Jack Charles



Jack Charles