



35 Hectorage Road, Tonbridge, Kent, TN9 2DH

Guide Price £475,000

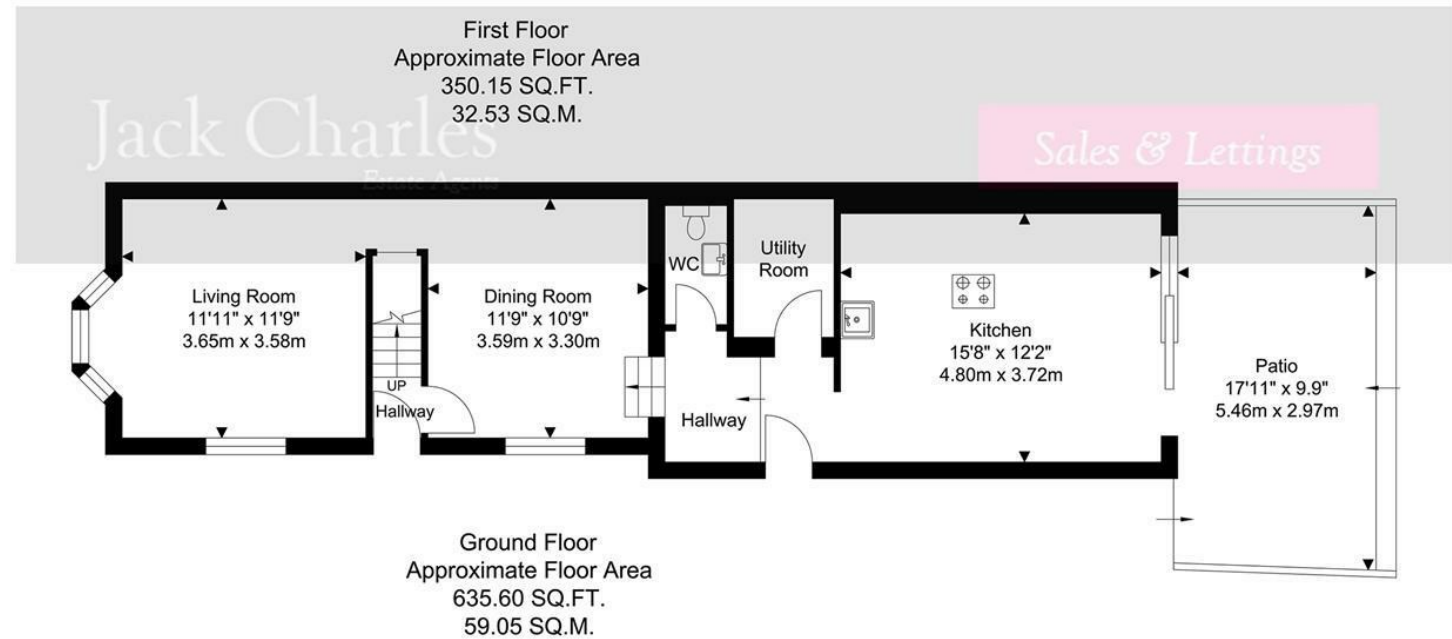
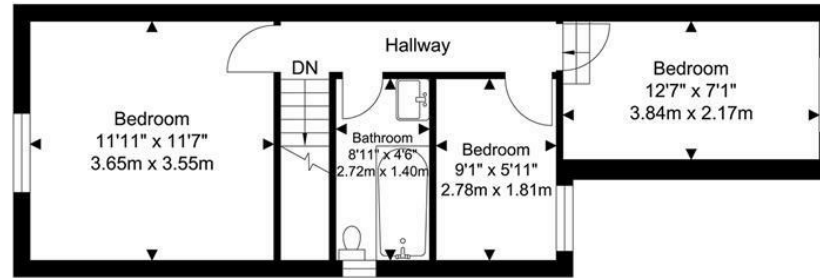
Jack Charles
Estate Agents

Sales & Lettings

35 Hectorage Road, Tonbridge,
Kent, TN9 2DH

- Stunning Extended Home
- Three Bedrooms
- Sitting Room
- Dining Room
- Extended Kitchen
- First Floor Bathroom
- Landscaped Gardens
- Off Road Parking
- Viewings recommended
- NO FORWARD CHAIN

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 985.72 SQ.FT. 91.58 SQ. M.
For Identification Purposes Only.

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To Be Sold

Jack Charles are delighted to be appointed as agents for the sale of this stunning extended Victorian house that has been beautifully modernised by the present owners in a contemporary style with one of its most impressive feature being the superb open plan luxurious kitchen with central island and bi-fold doors opening out onto a landscaped garden, with patio and lawned area. In addition there are two reception rooms to the ground floor, utility room and separate cloakroom whilst to the first floor are three bedrooms and a family bathroom.

Outside to the front is a driveway with parking for two vehicles and to the rear is a beautifully landscaped garden with porcelain terrace and lawn.

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	Possible
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		88	
(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	









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