



61A Judd Road, Tonbridge, Kent, TN9 2NJ

Jack Charles

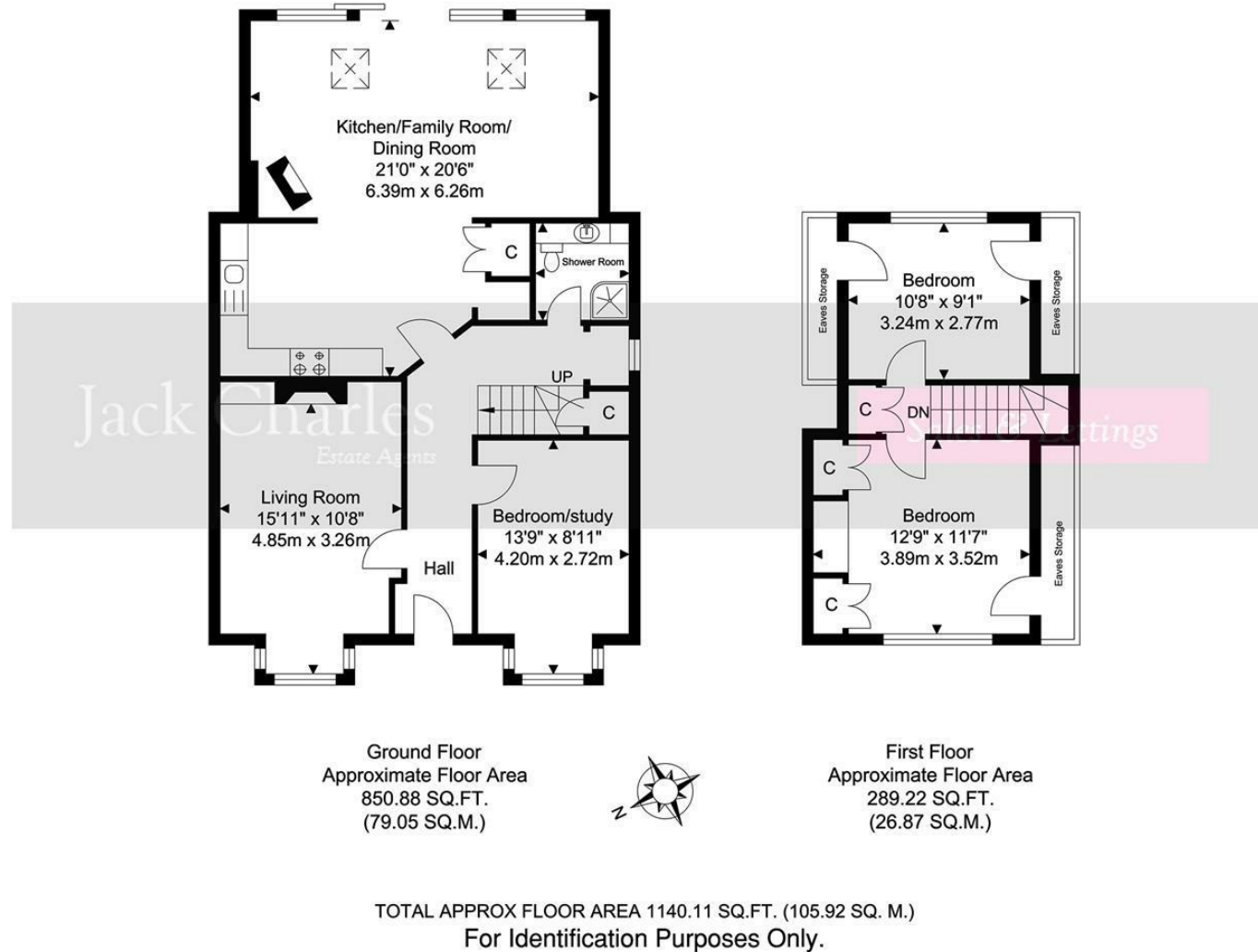
Guide Price £525,000 - £575,000

Jack Charles
Estate Agents

Sales & Lettings

- Guide £525,000 - £550,000
- Three bedrooms
- Stunning Open Plan Living
- Detached house
- Shower room
- NO FORWARD CHAIN
- Close TO MLS & High Street
- Well Stocked Garden & Views
- Lapsed Planning Permission

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		63
(69-80)	C	69	
(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	

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

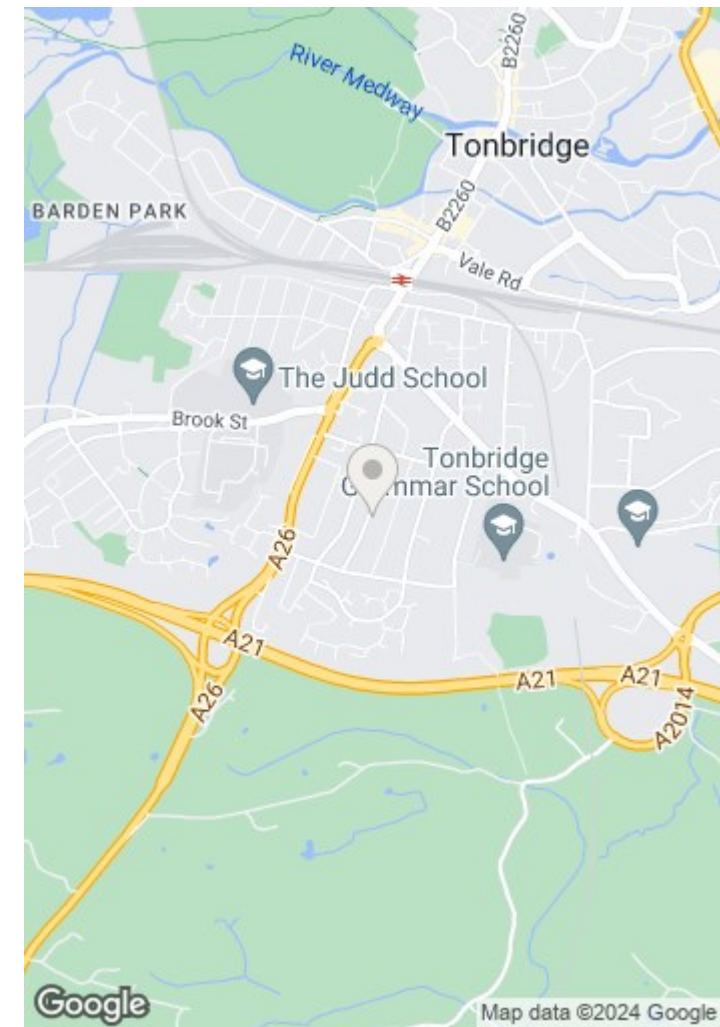
Jack Charles are delighted to offer for sale this gorgeous extended 3 bedroom detached house situated in a popular location on the South side of town, close to the mainline station and High Street. The property offers great flexibility and has lapsed planning for a side dormer to provide further accommodation, like an upstairs bathroom and dressing area. You enter into an L shaped hallway where there is access to a cosy sitting room with bay window to the front and a feature fireplace. Across the hall is bedroom three with a bay window and wardrobes, which is currently used as an office.

At the end of the hall you enter into a stunning open plan kitchen / dining / family room. The kitchen has a range of high gloss units, gas range and space for appliances, wooden work tops and opens into a family room which spans the width of the property. This room has a partially vaulted ceiling with velux windows letting in plenty of natural light. In the corner of the room is a wood burning stove and the dining area also has space for a desk and study area.

To the first floor are two double bedrooms, and a cupboard on the landing. Bedroom one has wonderful views in the direction of the North Downs. Outside to the rear is a beautiful garden which is laid to lawn, small vegetable area, side access and steps up to a raised decked seating area also offering views over the town towards Tonbridge Castle & School. 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).





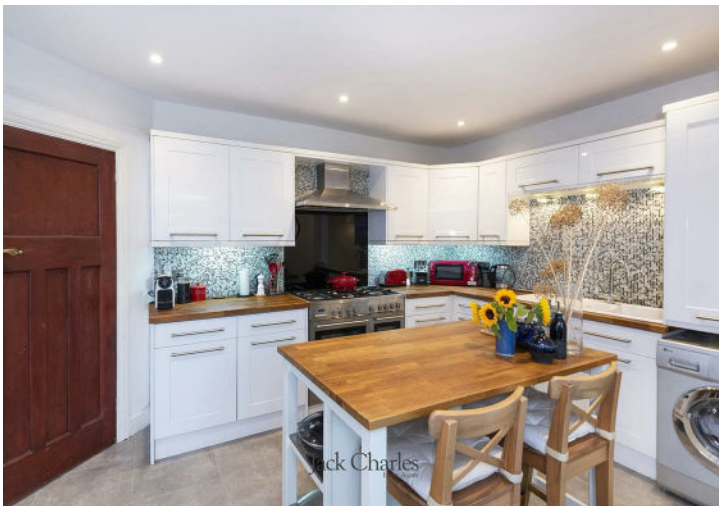
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