



6 Baker Lane, Tonbridge, TN11 0FB

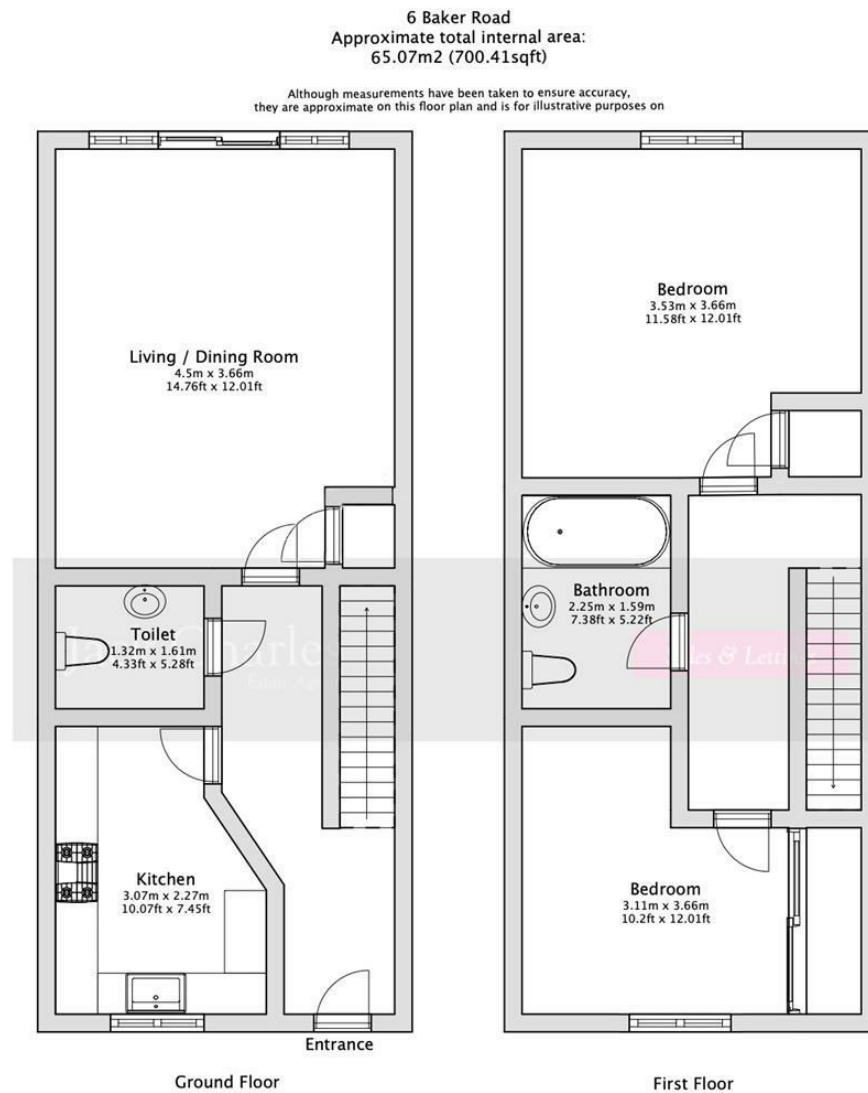
Guide Price £400,000

Jack Charles
Estate Agents

Sales & Lettings

- Well Presented
- Family Bathroom
- South East Facing Garden
- Terraced House
- Open Plan Lounge / Dining Room
- Parking
- Two Double Bedrooms
- Kitchen
- Viewing recommended

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	Target
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		83	96

England & Wales

EU Directive
2002/91/EC



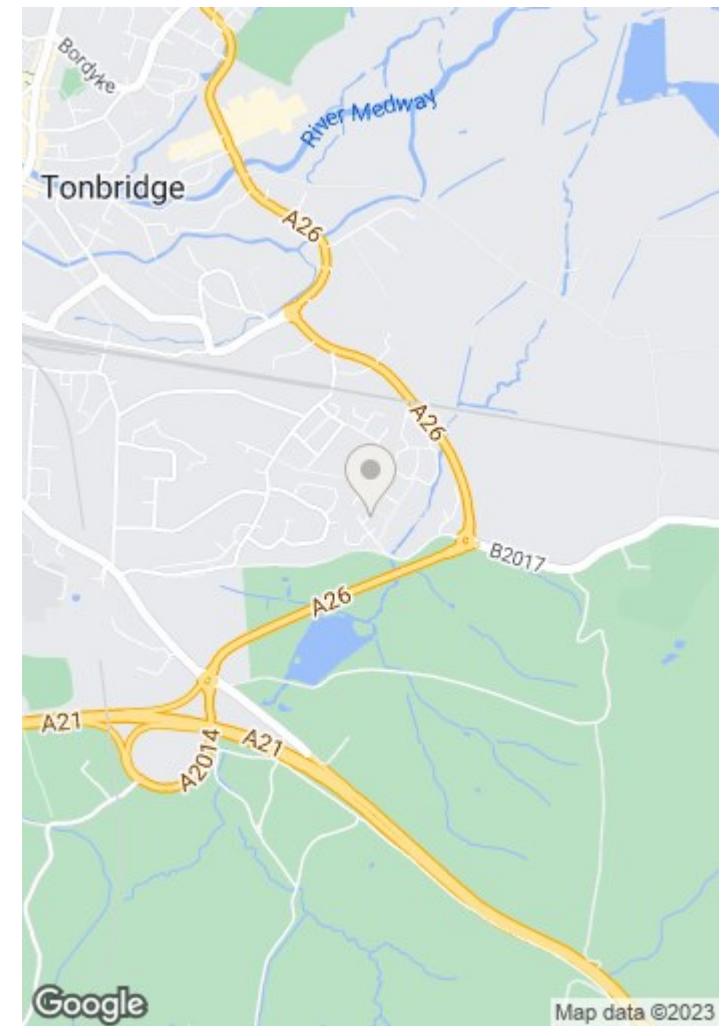
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To Be Sold

Jack Charles are delighted to be appointed as agents for the sale of this beautifully presented and relatively new modern home situated in the popular Somerhill Green development very close to Bishops Chavasse Primary School and is only a twenty minute walk via a short cut to the station. The property still has two years remaining on its NHBC warranty and has accommodation comprising, entrance hall, with door to a cloakroom/WC, stairs to first floor and further doors leading to the kitchen and open plan living / dining room which has doors leading to the garden. The kitchen is fitted with a range of wall and base units with integrated appliances, and to the first floor there is access to a large loft space that has potential STPP to convert, doors lead to two bedrooms and a family bathroom. Outside is a pretty lawned rear garden, garden shed, outside power point and an awning attached to the rear of the property just above the patio and living room doors. There is also a gate to the rear which gives access to path that leads to the parking area. Viewings are strongly 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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