



48 Brindles Field, Tonbridge, TN9 2YR

Guide Price £725,000 - £750,000

Jack Charles
Estate Agents

Sales & Lettings

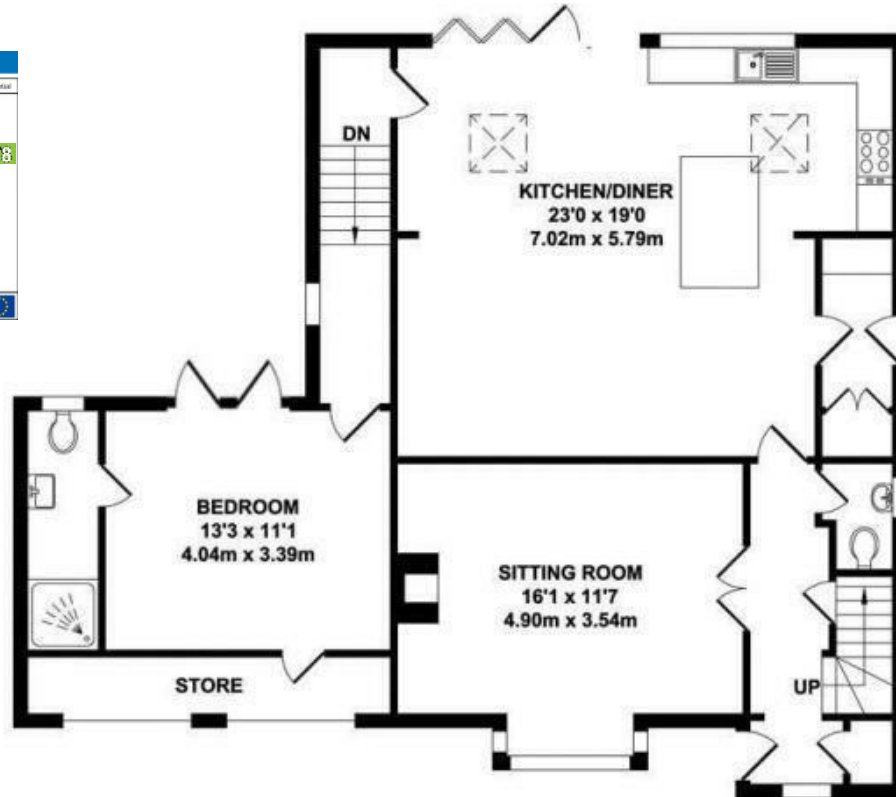
- Guide £725,000 - £750,000
- Two Bathrooms
- Parking

- Four Bedrooms
- Living Room
- Popular Location

- Stunning Family Room
- Gardens
- Viewings 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	Potential
Very energy efficient - lower running costs			
(92-100) 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			
England & Wales		EU Directive	2002/91/EC



GROUND FLOOR
 APPROX. FLOOR AREA
 1049 SQ.FT.
 (97.43 SQ.M.)



FIRST FLOOR
 APPROX. FLOOR AREA
 494 SQ.FT.
 (45.91 SQ.M.)

TOTAL APPROX. FLOOR AREA 1543 SQ.FT. (143.34 SQ.M.)

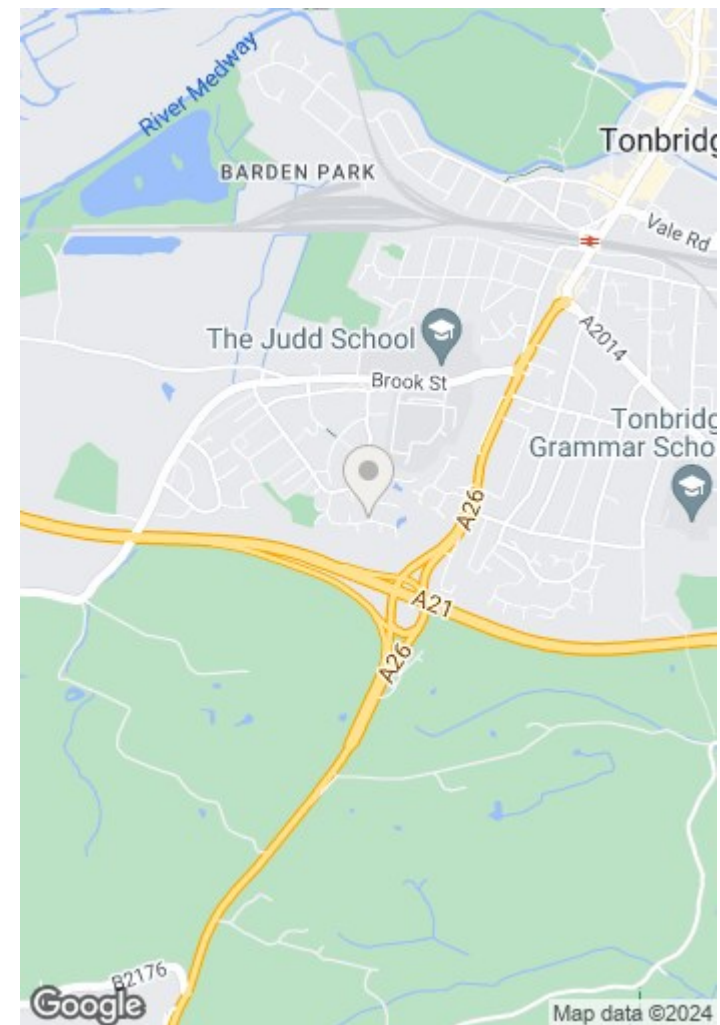
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To Be Sold

Jack Charles are delighted to offer for sale this attractive extended four bedroom detached family home situated in an elevated and tucked away position in a popular location of South Tonbridge. The property is beautifully presented throughout comprising entrance hall, cloakroom, separate sitting room, a stunning open plan modern kitchen / family / dining room, separate utility room. There is a door leading to a small lobby with stairs down to what was the double garage and is now a very useful ensuite double bedroom with access out to a private garden area as well as access to the front of the double garage. To the first floor is a large dual aspect master bedroom with views to the front and a further two bedrooms and shower room. Outside to the rear the garden is mainly laid to lawn with mature shrubs & borders, a paved patio and to the front is a driveway for two cars and access to the garage storage space as well as a raised front garden with pathway.

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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