



170 St. Marys Road, Tonbridge, TN9 2NN

Jack Charles

Offers in excess of £460,000

Jack Charles
Estate Agents

Sales & Lettings

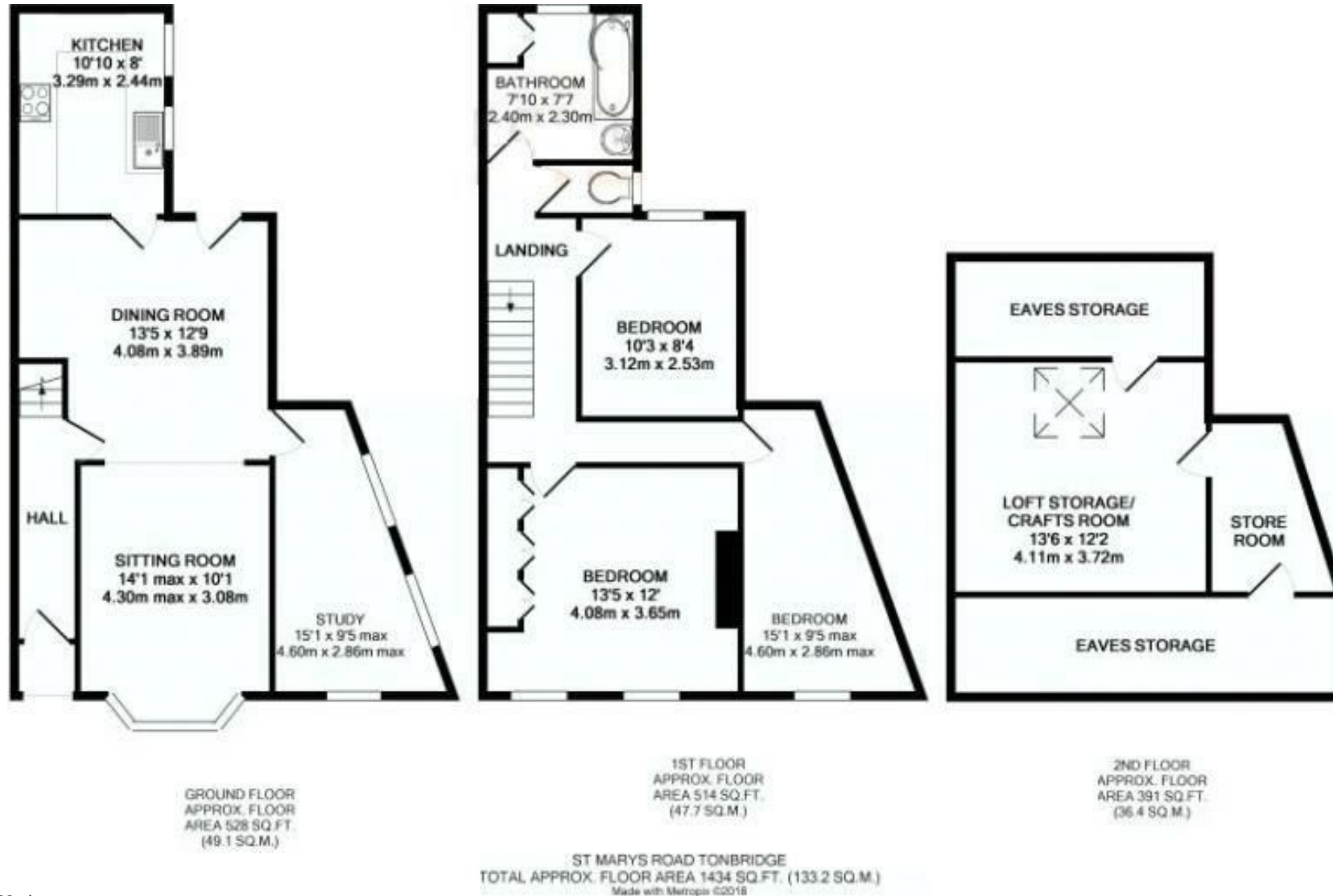
- Guide £460,000
- Loft Room
- Pretty Garden

- Beautiful Family Home
- Living Room / Dining Room
- Popular Location

- Three / Four Bedrooms
- Kitchen
- Viewings Recommended

▪ Solar panels and a heat pump have been recently installed.

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
The more energy efficient - lower energy costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher energy costs			
England & Wales		EU Directive 2002/91/EC	

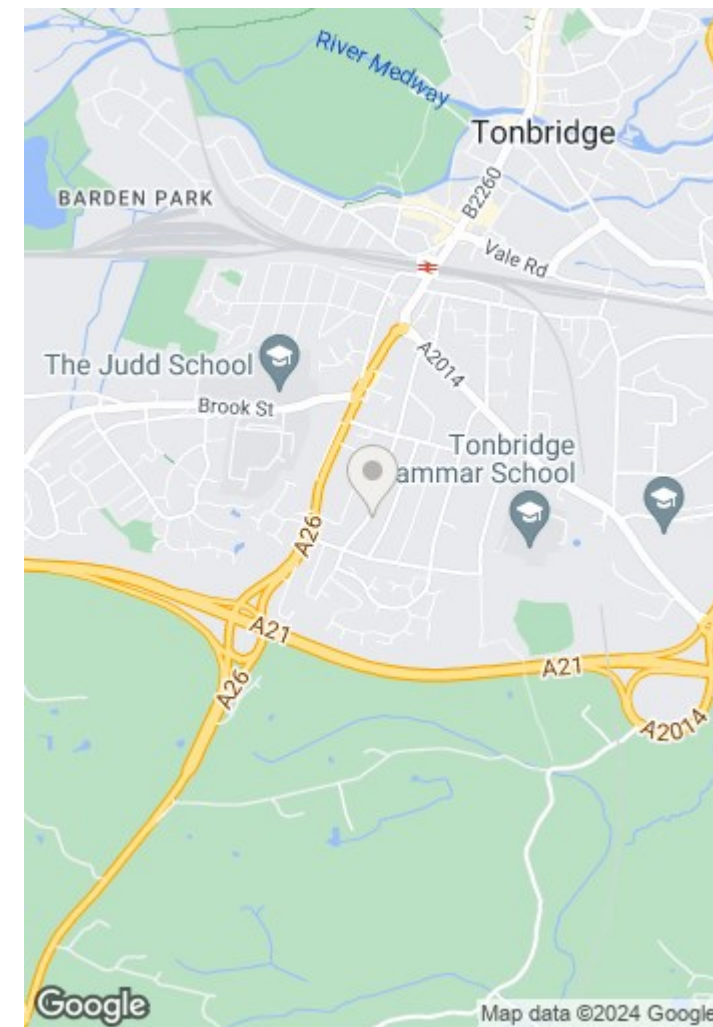
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To Be Sold

Jack Charles have the pleasure of offering for sale this unique three / four bedroom semi-detached house located in a popular location to the South of Tonbridge. The property is well presented throughout and offers light and spacious accommodation with a good degree of flexibility especially to the ground floor where there is a good sized study that is currently used as a bedroom and a very useable loft room accessed currently via a loft ladder which could become an ensuite bedroom subject to obtaining the relevant permissions and the installation of a staircase. The property itself comprises entrance hallway, with stairs to first floor and a door leading to a through dining / living room with an attractive bay window to front and feature fireplace, the dining room has an under stairs cupboard, doors to the rear garden, bedroom 4 / further reception room which was formally the sweet shop and the kitchen which is fitted with wall and base units and freestanding appliances. To the first floor there are three good sized bedrooms, family bathroom and separate WC, the landing also provides loft access with a ladder leading up to a very useable loft and storage space which could become an ensuite should the loft space be formally converted with the relevant permissions. Outside the property has a walled courtyard area adjacent to the kitchen and dining room, access to the front via side path and steps up to a pretty rear garden with areas of lawn and two seating areas the rear patio having wonderful distant views over the town and north downs. To the front there are steps to the front entrance and side path and is attractively planted providing a wealth of colour throughout the year. Solar panels and a heat pump have been recently installed.

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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