



31 Lyons Crescent, Tonbridge, Kent, TN9 1EY

Guide Price £800,000 - £850,000

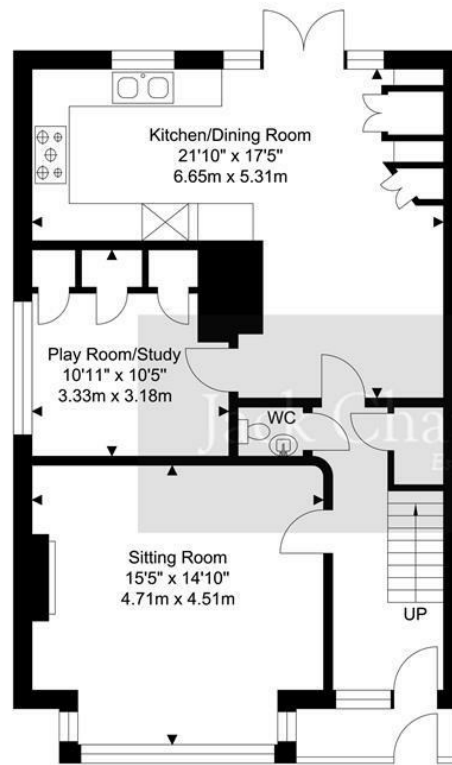
Jack Charles
Estate Agents

Sales & Lettings

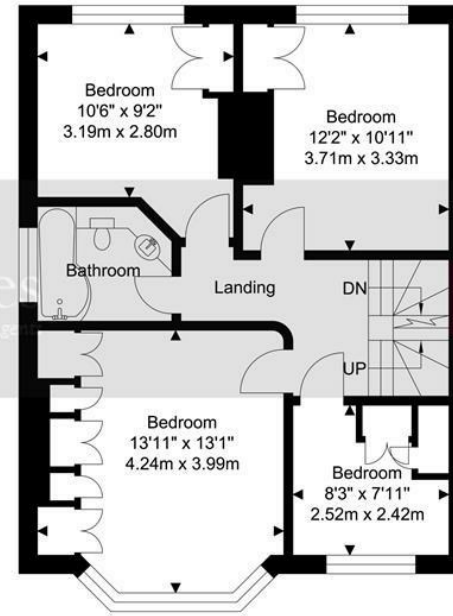
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FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

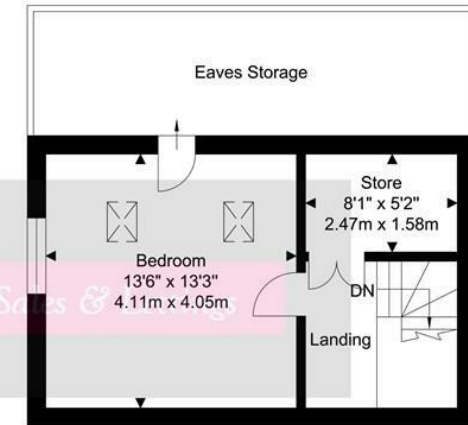
- Guide £800,000 - £850,000
- Five Bedrooms
- Three Reception Rooms
- Open Plan Kitchen
- Four First Floor Bedrooms
- Family Bathroom
- Garden Home Office / Studio
- Parking For Two Cars
- Close To High St & Station



Ground Floor
Approximate Floor Area
781.02 SQ.FT.
(72.56 SQ.M.)

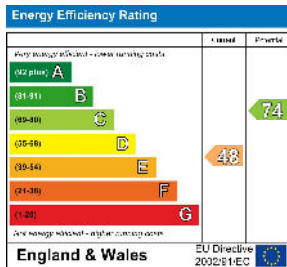


First Floor
Approximate Floor Area
630.33 SQ.FT.
(58.56 SQ.M.)



Second Floor
Approximate Floor Area
293.53 SQ.FT.
(27.27 SQ.M.)

TOTAL APPROX FLOOR AREA 1704.89 SQ.FT. (158.39 SQ. M.)
For Identification Purposes Only.



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To Be Sold

Jack Charles are delighted to offer for sale this superb five bedroom Edwardian semi-detached property situated in a highly desirable location very close to the main line station and High Street. The property ranges over three floors and offers scope for further expansion STPP. The accommodation comprises from an entrance porch, entrance hall with under stairs cupboard, door to cloakroom/Wc, living room with fitted shutter blinds and a feature fireplace, the dining room is open plan with the kitchen and has doors leading out to the garden. It is also fitted with a Bang and Olufsen media sound system which is wired throughout the ground floor rooms. There is also a very useful and spacious 3rd reception room which could be a home office or playroom. To the first floor, there are four bedrooms and a family bathroom and to the second floor there is a lovely 5th bedroom and a large storage cupboard access from the landing which we believe subject to PP and some alterations offers potential for a second bathroom.

Outside the property benefits from a private rear garden and a purpose built studio room with power and light which would make an ideal home office. The remainder is laid to lawn with a paved terrace and to the front there is parking for two cars.

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).

