



23 Framley Road, Tonbridge, TN10 4HS

Jack Charles  
Estate Agents

Guide Price £550,000 - £600,000

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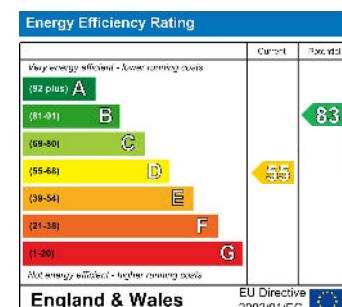
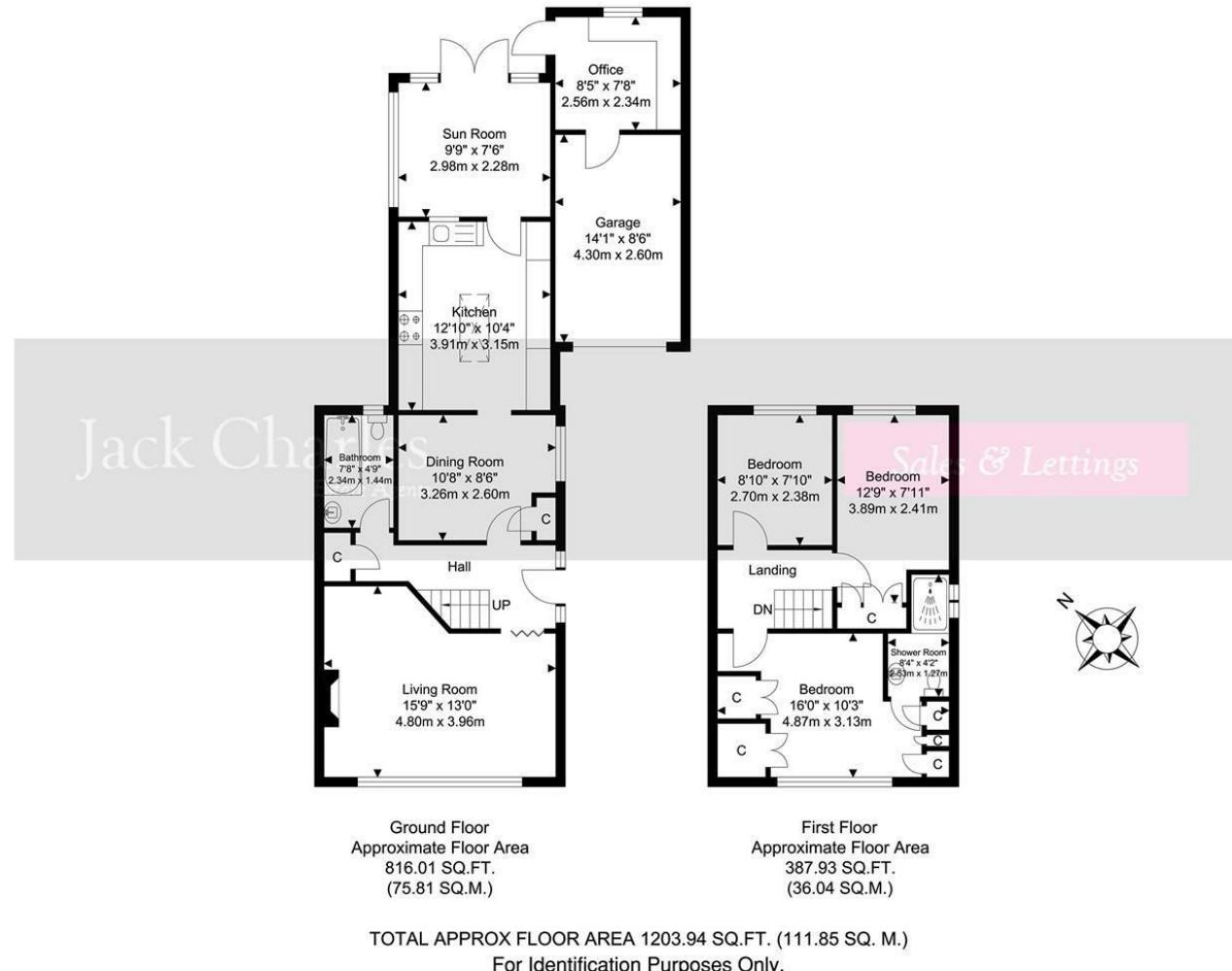
Sales & Lettings

- Guide £550,000 - £600,000
- Ground Floor Bathroom
- Conservatory

- Extended Semi Detached House
- Living Room
- Large Gardens

- 3 Beds + Ensuite Shower Room
- Kitchen / Dining Room
- Driveway & Garage

**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.



#### Important Notice:

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## To Be Sold

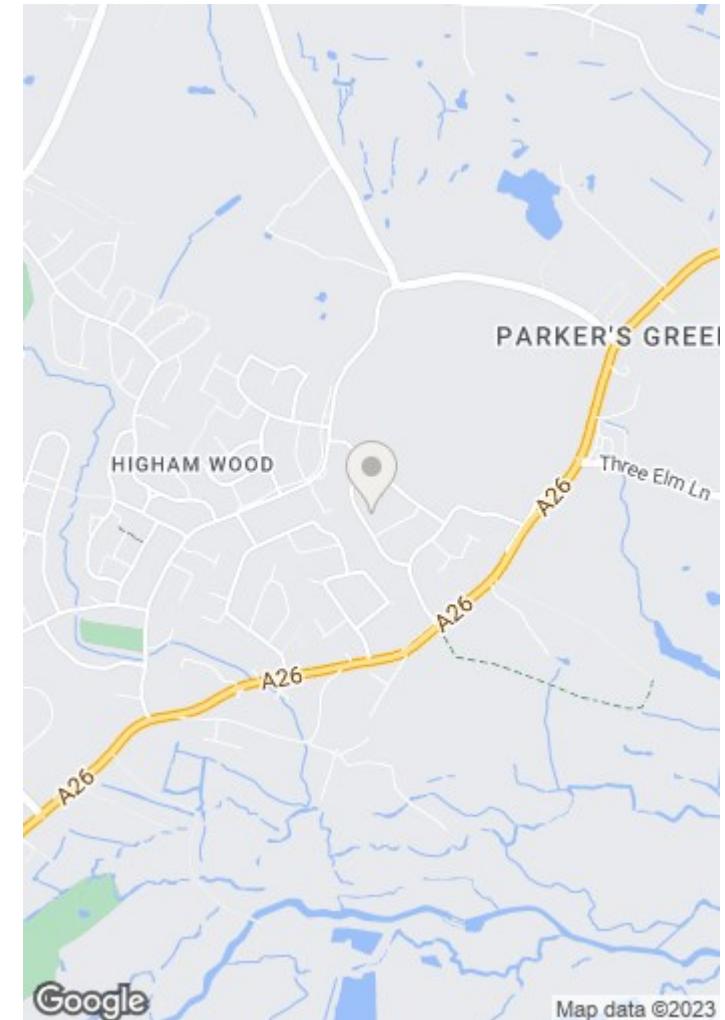
Jack Charles have the pleasure of offering for sale this beautifully presented and extended 3 bedroom family home situated in the sought after Higham Wood estate in Tonbridge and within the catchment area for highly regarded local schools including Woodlands Primary School.

The property offers an entrance hall, living room to the front, downstairs bathroom, open plan kitchen / dining room which leads out to the conservatory. To the first floor, there is a large double bedroom to the front with an ensuite shower room and 2 further bedrooms overlooking the rear garden.

Outside there is a large and beautifully arranged rear garden, timber framed alfresco seating / dining area, access to the rear part of the garage which has been converted in to a formal office. There is an octagon shaped garden studio with power and light. The garden itself is extensively laid to lawn and feels divided in to three sections the first being lawned and home to the timber framed barn and studio, the second section offering a fantastic lawned garden with mature flower and shrub borders and a gate giving access to the third area which is really well screened with garden sheds and potting shed and scope for a vegetable plot too. To the front there is off road parking for several cars access to the garage.

## 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).



Map data ©2023





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