



38 Framley Road, Tonbridge, TN10 4HS

Jack Charles

Guide Price £750,000

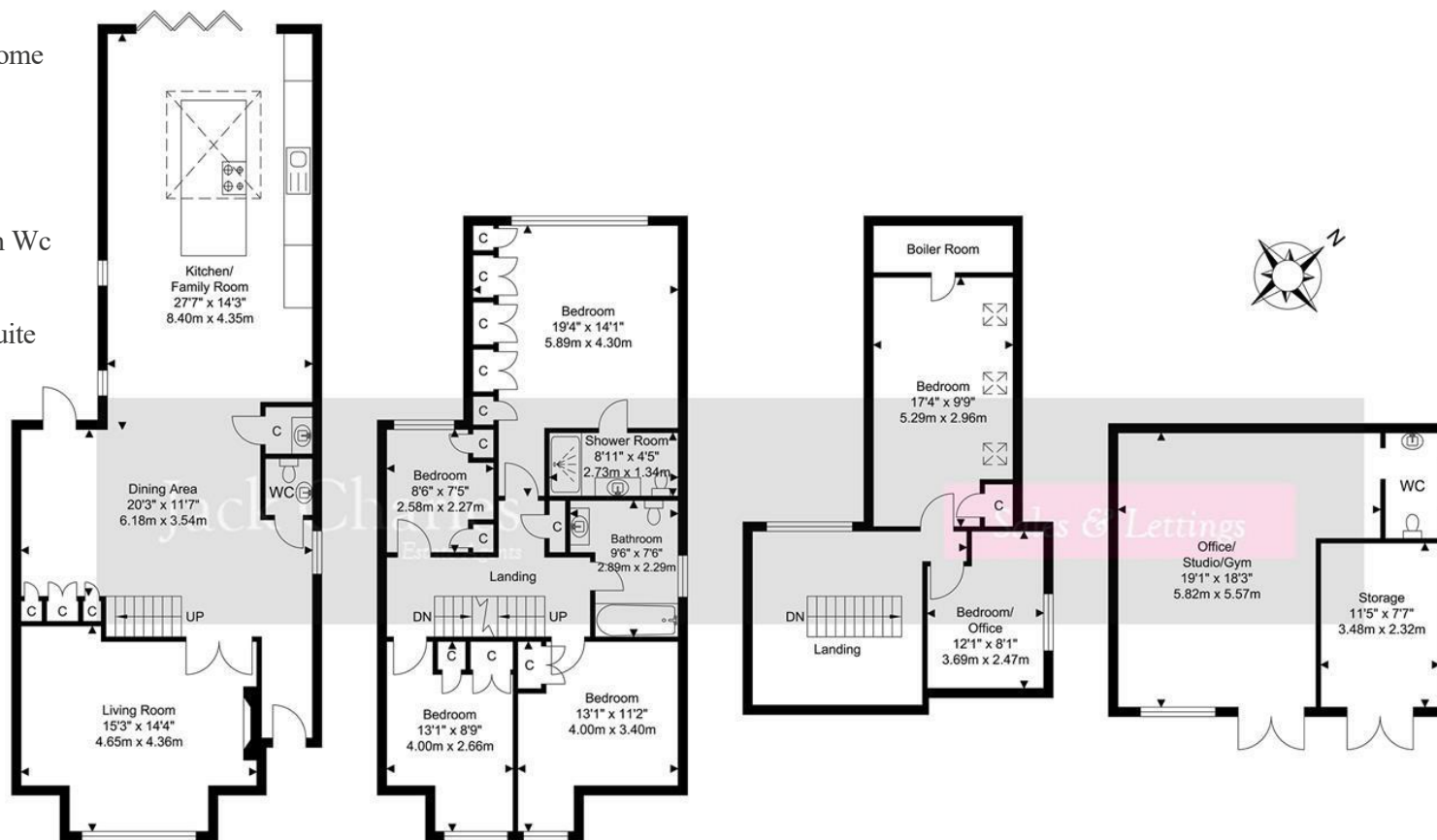
Jack Charles
Estate Agents

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.

- Stunning Substantially Extended Family Home
- 5 / 6 Bedrooms
- Magnificent Open Plan Living
- Modernised To A Very High Standard
- Detached Home Office / Outbuilding With Wc
- Living Room
- Contemporary Family Bathroom Plus Ensuite
- Rear Garden
- Off Road Parking



Ground Floor
Approximate Floor Area
914.17 SQ.FT.
(84.93 SQ.M.)

First Floor
Approximate Floor Area
736.46 SQ.FT.
(68.42 SQ.M.)

Second Floor
Approximate Floor Area
452.19 SQ.FT.
(42.01 SQ.M.)

Outbuilding
Approximate Floor Area
427.21 SQ.FT.
(39.69 SQ.M.)

TOTAL APPROX FLOOR AREA 2530.05 SQ.FT. (235.05 SQ. M.)
For Identification Purposes Only.

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To Be Sold
Jack Charles has the pleasure of offering this gorgeous and substantially extended semi detached property situated in a popular location. The property has been comprehensively altered and extended by the present owners to the highest standard and ranges over three floors providing 5/6 bedrooms. A Particular feature of the property is the stunning open plan ground floor kitchen / family / dining room, as well as a beautiful lounge with a bespoke media wall and contemporary real flame fire. The property also has the benefit from having air-conditioning throughout and underfloor heating and outside it has a beautiful, low maintenance, landscaped garden and a 8m x 7.5m Home Office/outbuilding which has a toilet, and large garden store with separate access. Viewings are recommended.

You enter into the property into a lovely entrance hall with ceramic tile flooring. The hallway opens up into a stunning open plan living area with stairs to the first floor and two glazed black aluminium doors leading through to the sitting room. The whole open plan area has ceramic tile flooring throughout with underfloor heating. There is a door giving access to a utility cupboard with space for washing machine & tumble dryer. The Open plan living area consists of a dining area with a glazed door leading to the rear garden. The living area has space for sofas and a wall mounted telly and 2 floor to ceiling height windows to the side and the kitchen area has a roof light bi-folding doors to the rear. The kitchen is bespoke with shaker style units, cupboards drawers and Italian granite worktops, central island with space under for stools matching granite worktops there is an induction hob with built in extractor and a variety of integrated high-quality appliances.

The living room is situated to the front, there is wooden flooring, bay window to the front and a feature media wall with space for a recessed wall mounted 80' telly and a real flame contemporary fireplace below.

To the first floor the landing leads to 4 bedrooms and family bathroom. The master suite is situated to the rear and has a bank of built-in wardrobes to one elevation and a door through to a luxurious ensuite shower room. There are two further double bedrooms to the first floor, both to the front and a large single bedroom to the rear. The family bathroom has been designed for relaxation with a flat screen TV at the end of the bath, frosted window to side, vanity wash hand basin and WC. Tile flooring with underfloor heating and part tiled walls.

To the second floor. There is a large landing area with a window to the rear and the low-level hatch giving access to a large loft space. There are two doors leading to two further bedrooms, Bedroom 5 has a boiler cupboard to one end and bedroom 6 is currently used as a study with a with window to the side.

Outside to the front there is a gravelled drive providing parking for two cars, a pathway leading to the side with grey porcelain tiles which continue to the rear where there is a large terraced area. There is a pathway leading to the dining room and also to the rear of the garden, there are raised borders with sleepers and a variety of colourful plants and shrubs. At the very rear is a substantial outbuilding (8 m x 7.5 m) with power, light and cat 6 cabling, WC and could be used in a variety of ways or possibly modified even further. To right hand side at the front of the outbuilding is a storage area ideal for garden equipment.

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).



Energy Efficiency Rating		
	Current	Potential
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		
England & Wales		EU Directive 2002/91/EC







