



156 St. Marys Road, Tonbridge, TN9 2NN

Guide Price £380,000

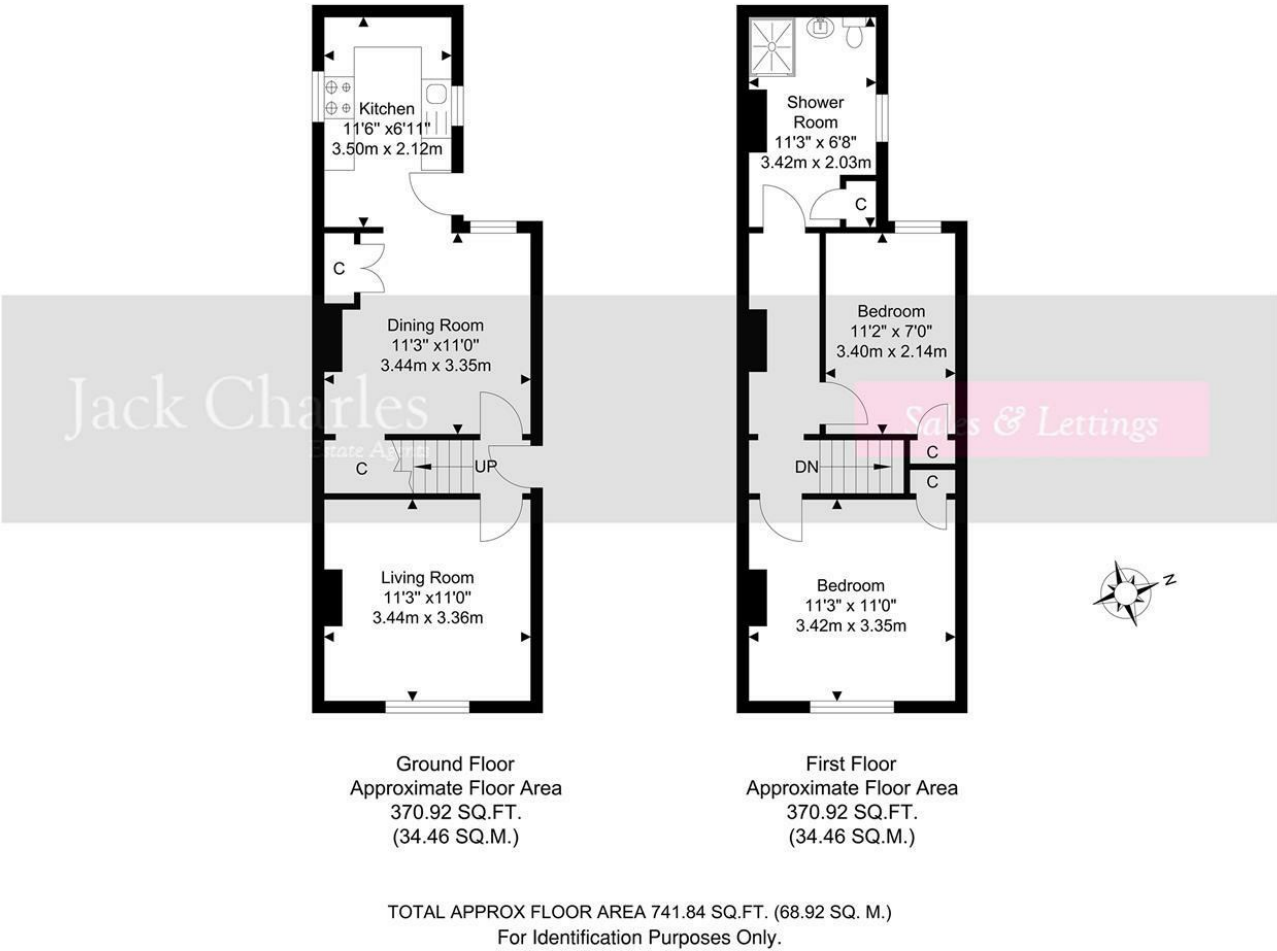
Jack Charles  
Estate Agents

Sales & Lettings



- Guide £380,000 - £410,000
  - Two Bedrooms
  - Garden
- Semi Detached House
  - Two Reception Rooms
  - Popular Location
- Scope For Loft Conversion
  - Kitchen
  - South Side Of Tonbridge

**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 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

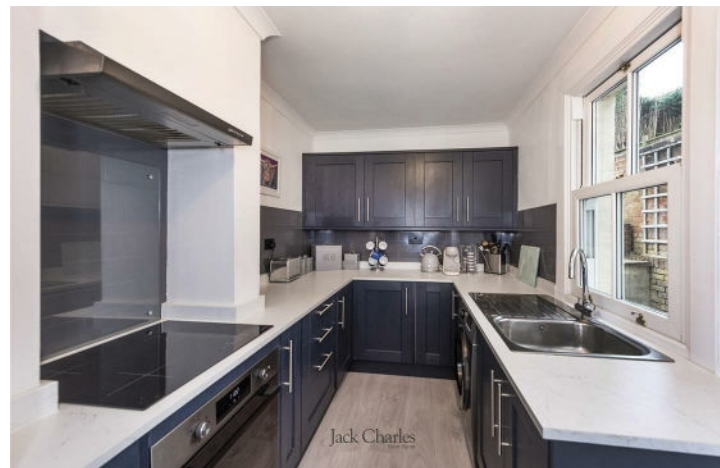
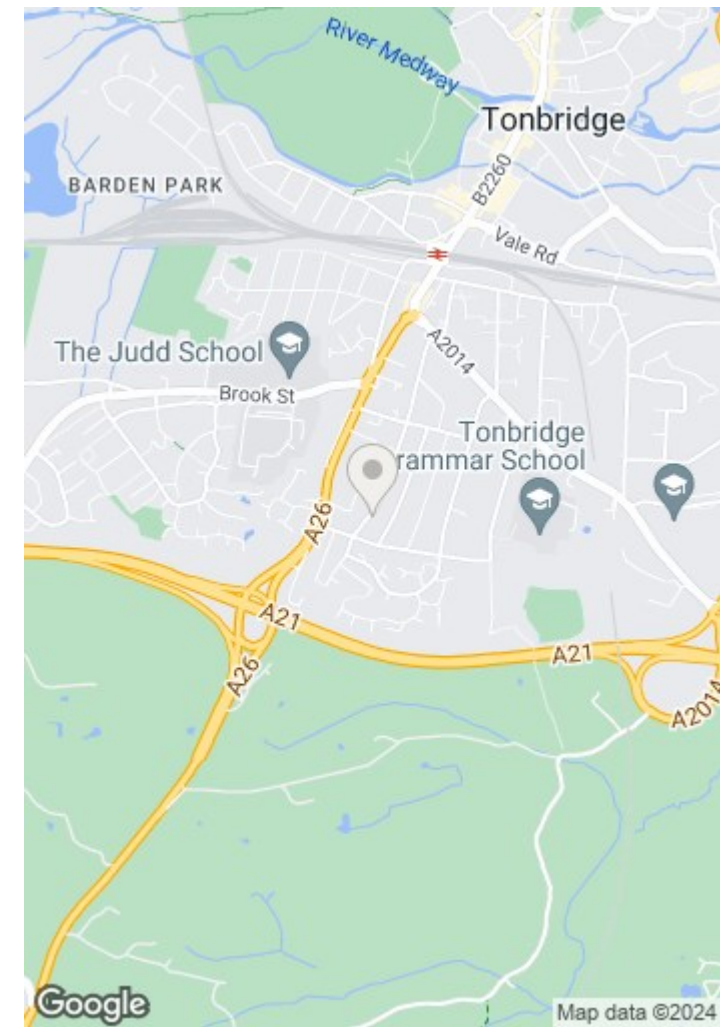
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## To Be Sold

Jack Charles are delighted to offer for sale this wonderfully presented and characterful two bedroom period house situated in a popular location favoured for its close proximity to the main line station and High Street. The property is well presented throughout enjoying nicely balanced rooms over two floors and has scope for a loft conversion like many others have done in the road. The house itself comprises from a side entrance, small hall with access to the sitting room at the front, dining room to the rear and a well appointed dual aspect kitchen, both rooms look out over a pretty and private garden. To the first floor there are two bedrooms and a super bathroom. Outside to the rear is a pretty cottage style garden with extensive flower and shrub borders steps up to the lawn and a garden shed.

## 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 well-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).







**Jack Charles**  
Estate Agents

**Sales & Lettings**

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