



6 Mitre Court, Tonbridge, Kent, TN9 1PW.

MITRE COURT Asking price £637,000

Jack Charles
Estate Agents

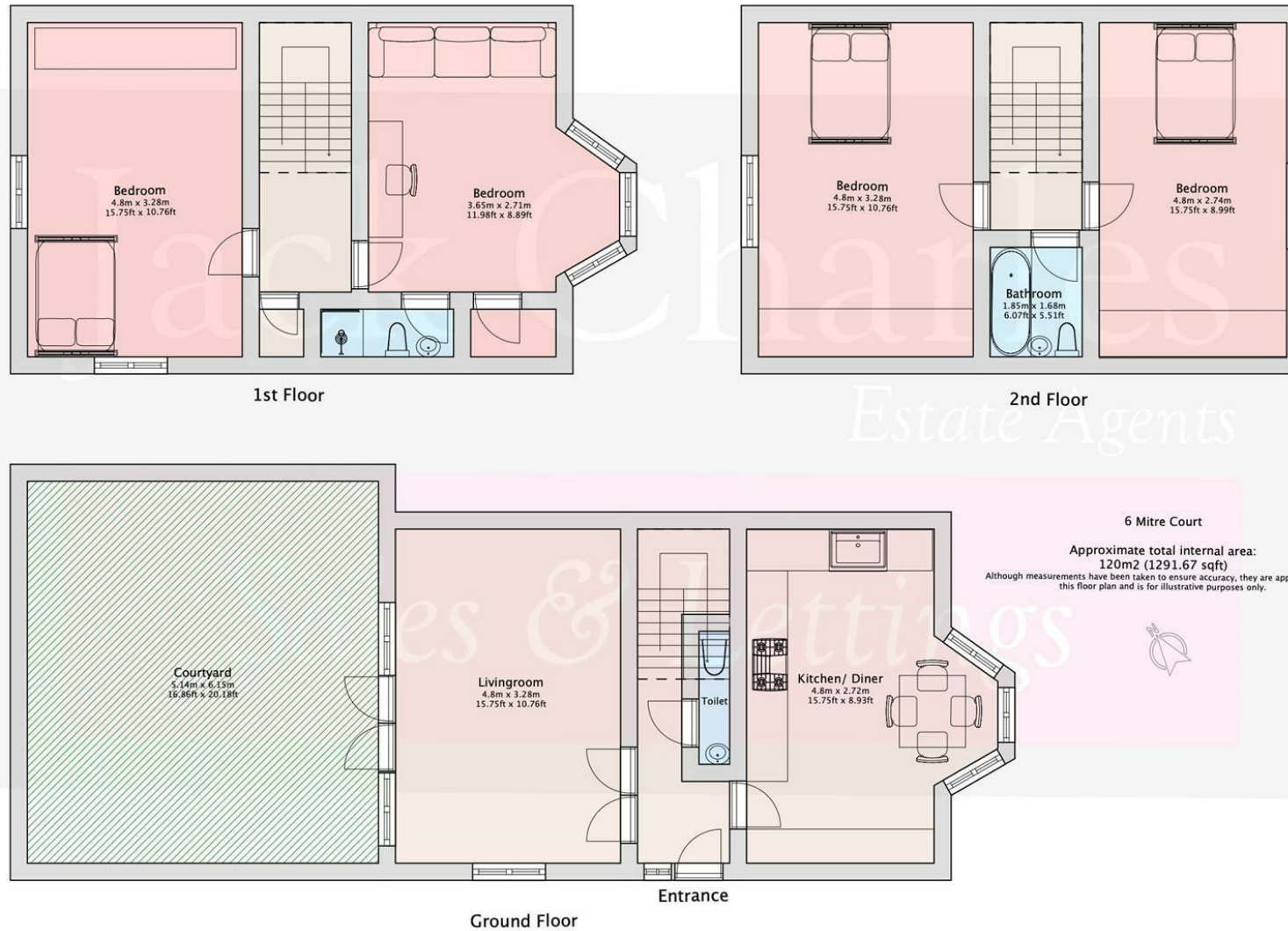
Sales & Lettings

- Asking price £637,000
- Living room
- Courtyard Garden

- Three / Four Bedroom Detached House
- Second reception room 1st Floor / Bedroom
- Parking for 2 Cars

- Kitchen / Breakfast Room
- Two Bathrooms & GF Cloakroom
- Central Location

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 running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		69
(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	

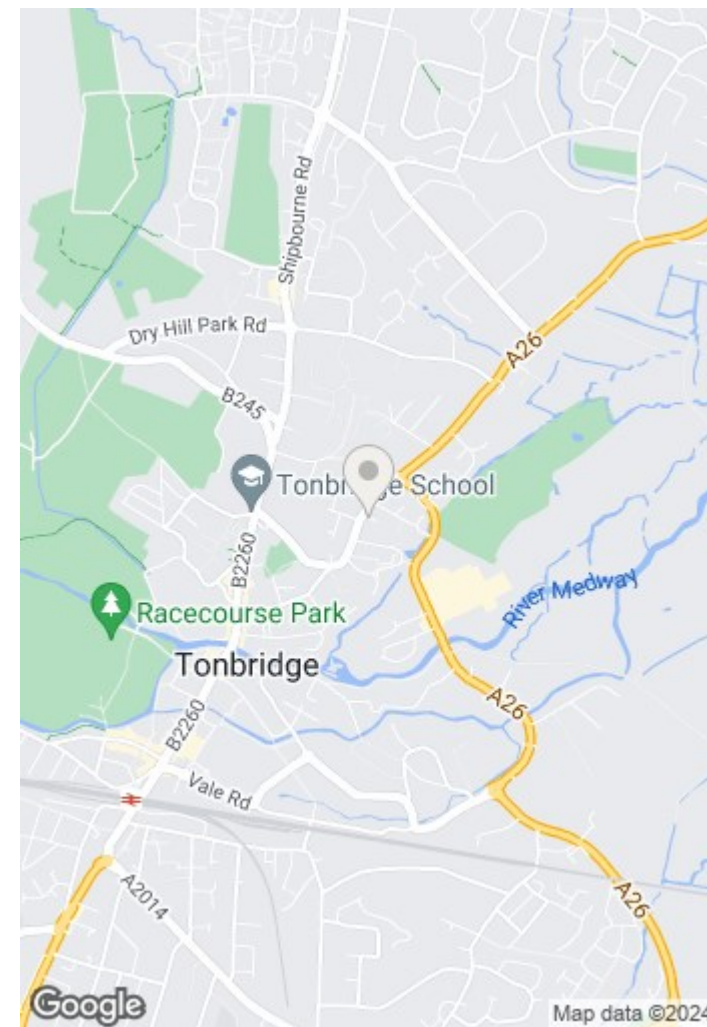
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To Be Sold

Jack Charles are delighted to offer for sale this super detached 3/4 double bedroom modern town house situated in the heart of Tonbridge, within walking distance to the High Street and mainline station. Forming part of a select cul de sac of just 6 homes, this wonderful property offers great flexibility in how it could be used. Although the property is relatively newly built, it has a Victorian design / feel with attractive bay windows to the first two floors. To the ground floor is a side entrance leading to a spacious hall with stairs rising and doors to a downstairs, kitchen/breakfast room to the front with space for table and chairs, a reception room with doors opening to a low maintenance garden. To the first floor the property offers flexibility as there is a further reception room / good sized bedroom, bathroom and bedroom. To the second floor there are 2 more good sized bedrooms and a family bathroom. Outside to the front is a garden laid to shingle housing a variety of plants and shrubs and to the rear is a well designed garden purposely landscaped for easy maintenance with artificial grass and enclosed with panel fencing with a gate to the rear where there are 2 allocated parking spaces.

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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