



20 Weald View Road, Tonbridge, TN9 2NG

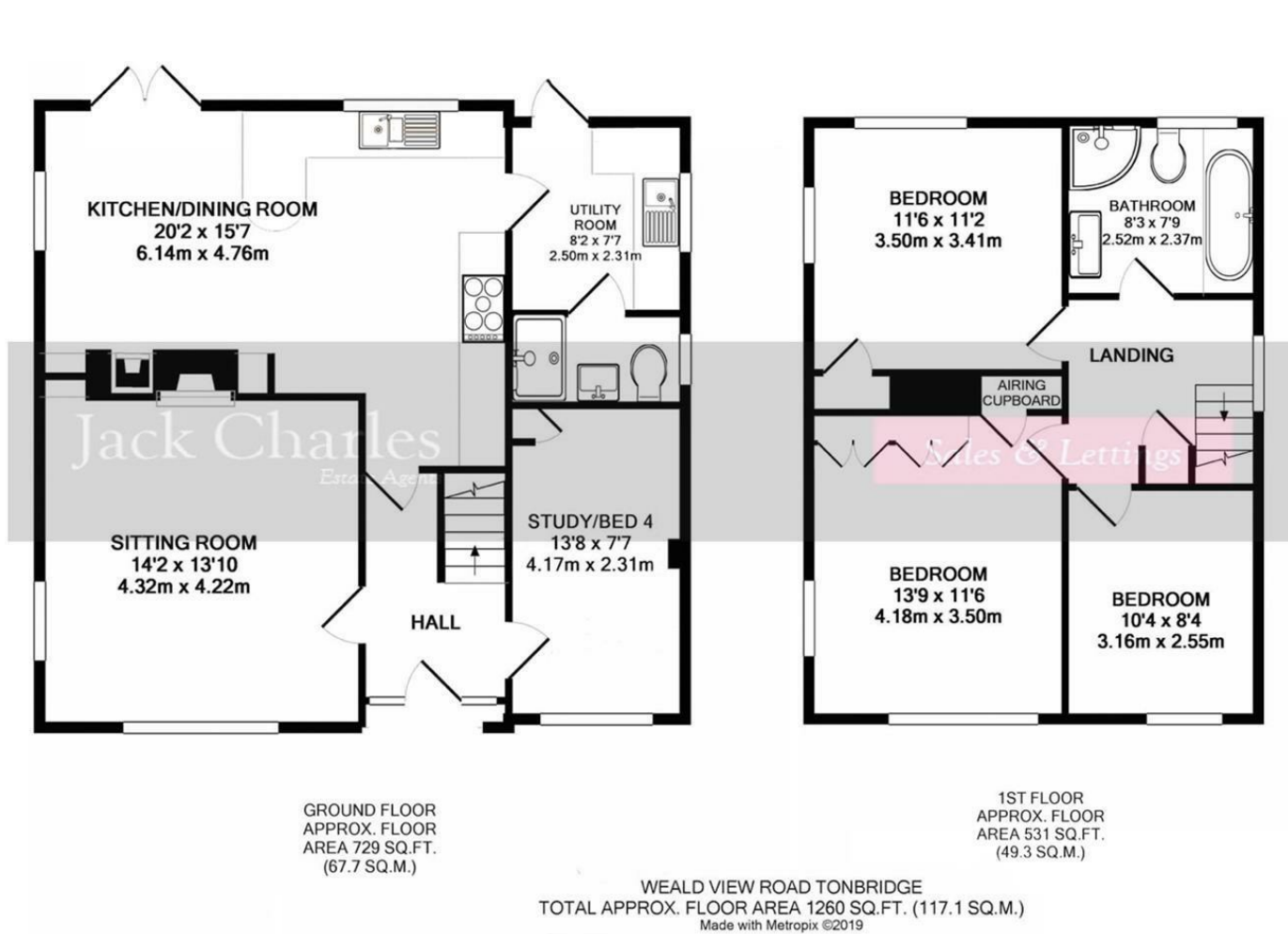
Guide Price £695,000

Jack Charles
Estate Agents

Sales & Lettings

- Detached Family Home
- Sitting Room
- GF Shower Room
- Parking
- Sought After Location
- Open Plan Kitchen / Dining Room
- FF Family Bathroom
- Three / Four Bedrooms
- Utility Room
- Private Landscaped Rear Garden

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) A			
(81-91) B			80
(69-80) C		60	
(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	

Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

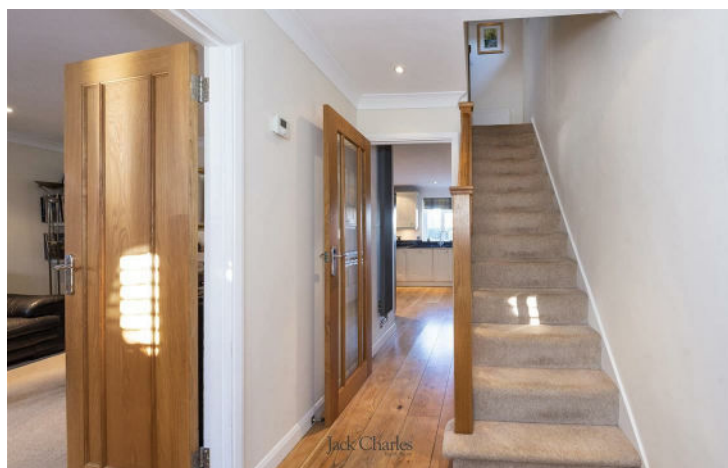
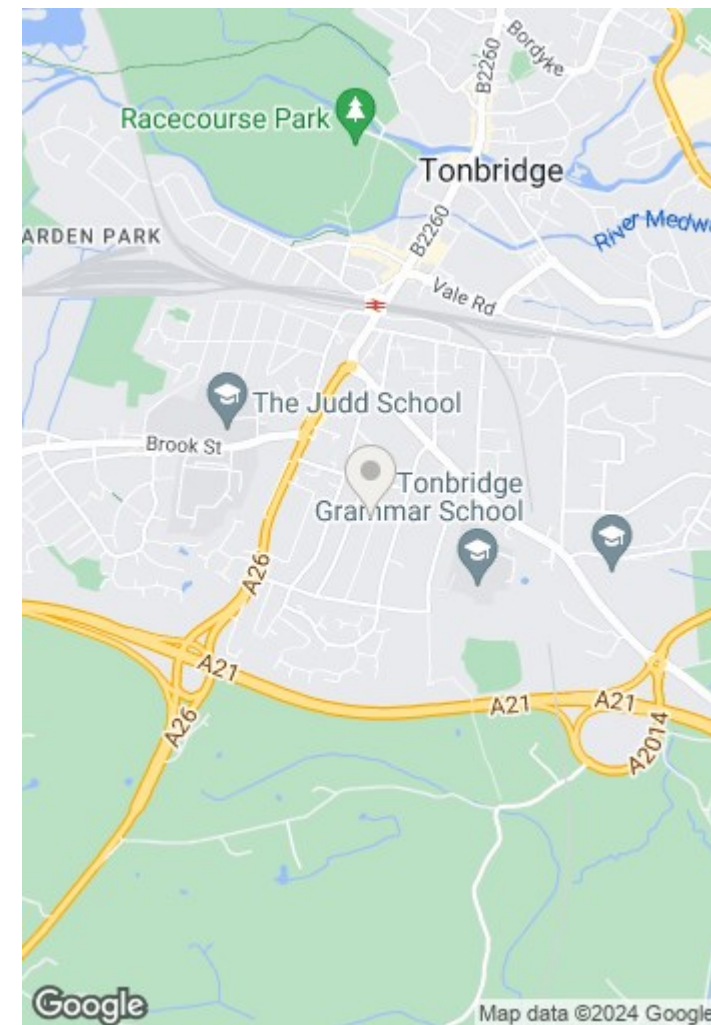
Jack Charles are delighted to offer for sale this beautifully presented and well appointed detached property situated in a sought-after road to the South side of Tonbridge. The property offers great flexibility especially to the ground floor and we believe subject to planning there is potential to extend. The accommodation comprises an arched recessed entrance with door leading to an entrance hall with wooden flooring, stairs to first floor and doors leading to a good size double aspect, sitting room with fitted shutter blinds, ground floor bedroom 4 / Study or playroom with fitted shutter blinds. The hallway also leads through to a wonderful open plan, kitchen / dining room which has a double aspect with windows to side & rear and patio doors leading out onto the rear terrace, wooden flooring and a further door leading to a useful utility room which also gives access a ground floor shower room as well as outside.

To the first floor, the landing has doors to all three bedrooms and a family bathroom, there is access to the loft and a window to the side.

Outside to the front there is a private lawned area enclosed by Hedgerow and tarmac driveway. To the rear there is a raised paved terrace, garden shed and steps leading down to a levelled lawned area, enclosed by conifer hedging, the garden is very private with attractive raised flower and shrub borders. Viewings are strongly 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 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).





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