



3 Fairview Close, Tonbridge, TN9 2UU.

Jack Charles

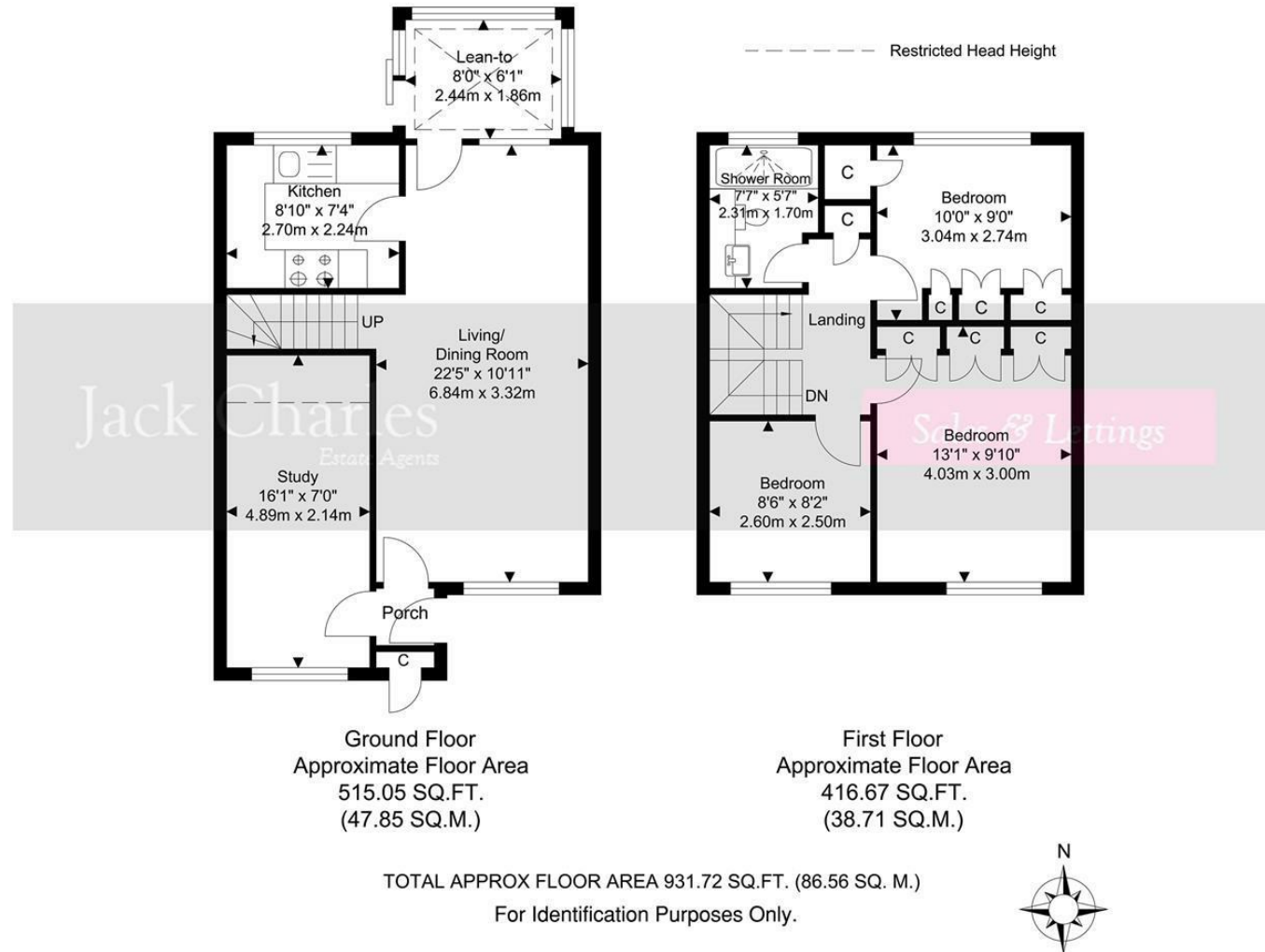
Asking price £450,000

Jack Charles  
Estate Agents

Sales & Lettings

- Guide £450,000
- 2nd Reception Room
- Gardens & Parking
- Three Bedrooms
- Kitchen
- Close To MLS & High Street
- Lounge / Dining Room
- Family Shower Room
- Quiet Cul-De-Sac 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
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(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	

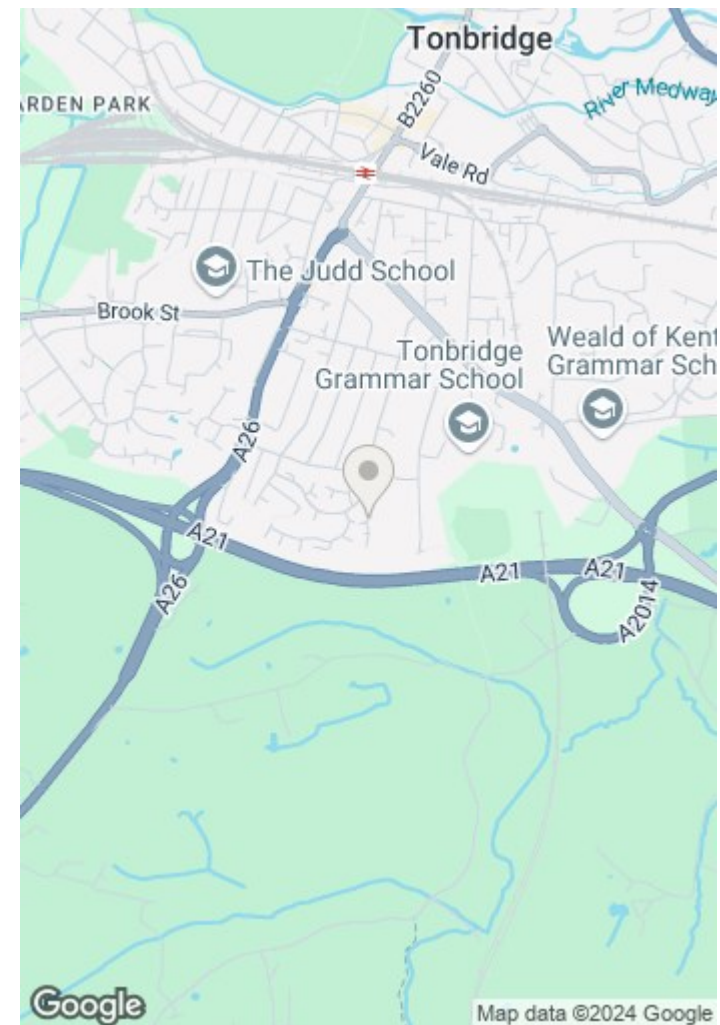
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## To Be Sold

Jack Charles are delighted to offer this three bedroom terraced house situated in the favoured location on the south side of Tonbridge. The property has the added benefit of having its a garage converted providing a very useful 2nd reception room. You enter into a small lobby with doors to the 2nd reception room and living/dining room which has a double aspect and stairs to first floor, newly fitted flooring to the ground floor and a door to the rear lean-to and kitchen which has a range of wall and base units, wall mounted boiler and space for appliances. To the first floor there are three bedrooms and a family shower room. Outside the property has a lovely garden to rear with a patio, lawn and shed and to the front there is parking. Viewings are 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).





**Jack Charles**  
Estate Agents

**Sales & Lettings**

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