



19 Gladstone Road, Tonbridge, TN9 1UE.

Guide Price £475,000

Jack Charles  
Estate Agents

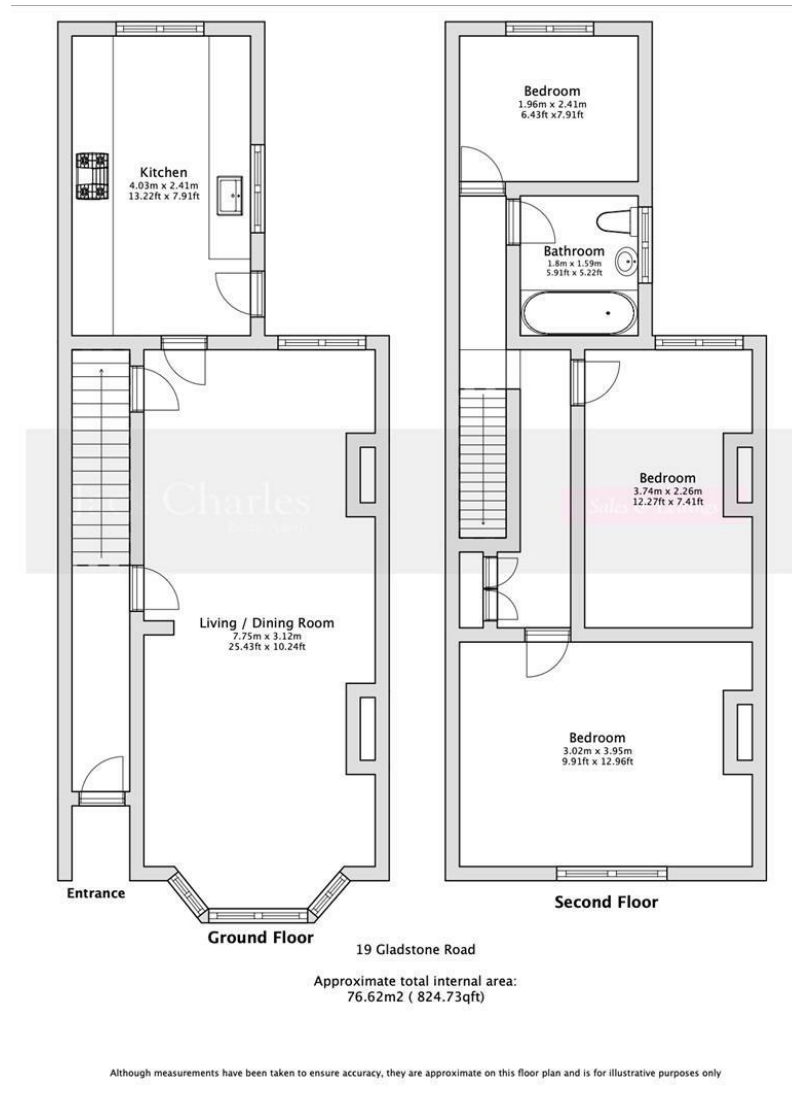
Sales & Lettings

- Victorian Semi Detached House
- Family Bathroom
- Landscaped Garden

- Three Bedrooms
- Stunning Open Plan Reception Room
- Close To Main Line Station & High Street

- Planning For Two Further Bedrooms & Shower Room
- Luxurious Kitchen
- Beautifully Presented

**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		
(81-91)	B		81
(69-80)	C		
(55-68)	D	60	
(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

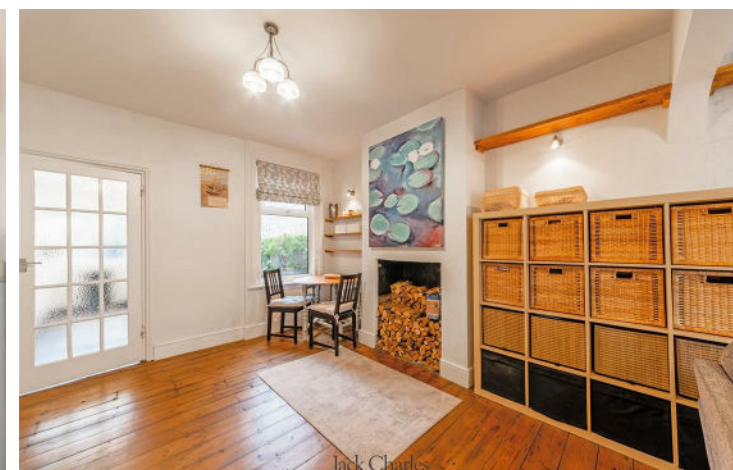
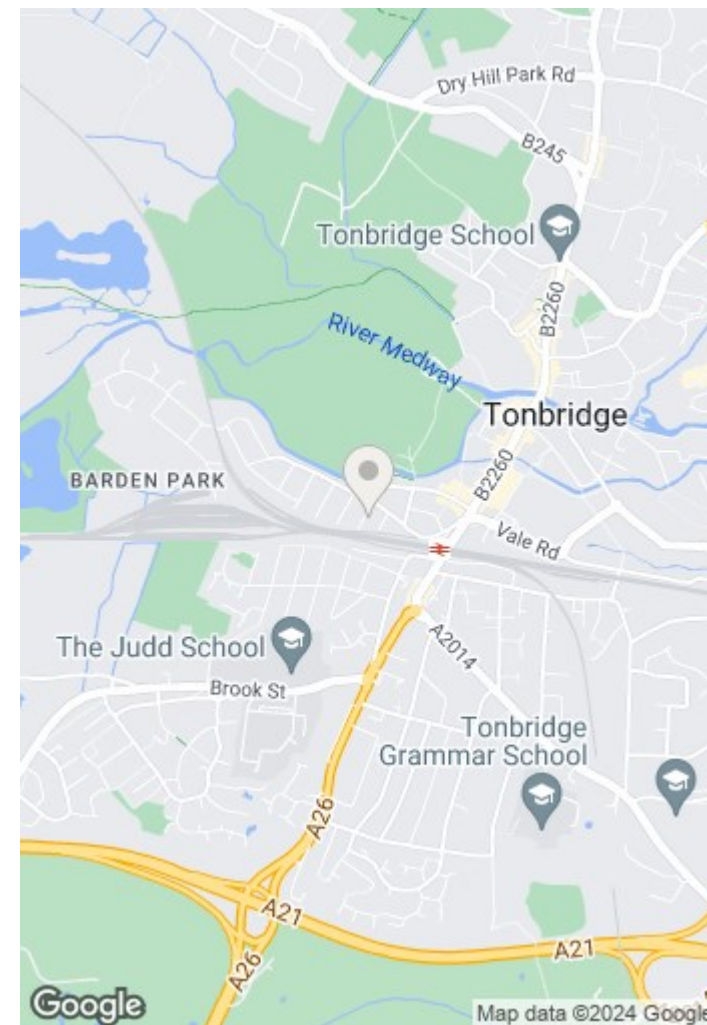
Jack Charles have the pleasure in offering this striking Victorian three bedroom semi detached house that has undergone comprehensive upgrading and improvement since 2015. The property is situated in a much requested location favoured for being within close walking distance to the town and mainline railway station. It spans a deceptively spacious layout boasting plenty of space and storage, an elegant internal layout with period features that include wooden floors, high ceilings and feature fireplaces and is beautifully decorated with a stylish finish that compliments this gorgeous period home. The property also has planning permission to create two large bedrooms and a family shower room to the loft space.

You enter into a lovely entrance hall which leads off to the large main reception room with bay window to the front and window to rear offering a light dual aspect. There is a multi-fuel stove in the living room and an understairs cupboard in the dining room with an adjoining door to a luxury fitted kitchen with Quartz worktops, Bosch double oven and combination microwave / oven. There is space for appliances such as the fridge freezer, dishwasher and washing machine and a door leading out to the rear garden. To the first floor are three bedrooms, family bathroom and airing cupboard (which would give way for another stair case should the loft be converted).

Outside the property enjoys an enclosed garden landscaped beautifully by a local company and provides a light grey sandstone patio, planting plan, shrub and flower borders, garden shed with power and a decked area under a pergola with pontoon lighting.

## 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

6 London Road  
Tunbridge Wells  
Kent TN1 1DQ  
Tel: (01892) 621 721

191 High Street  
Tonbridge  
Kent TN9 1BX  
Tel: (01732) 75 75 80

E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)

