



9 Judd Road, Tonbridge, TN9 2NH.

Guide price £400,000 - £425,000

Jack Charles  
Estate Agents

Sales & Lettings

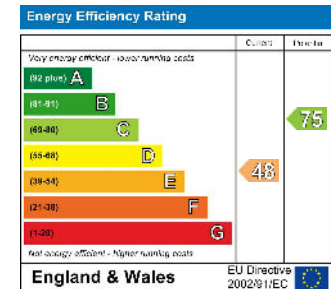
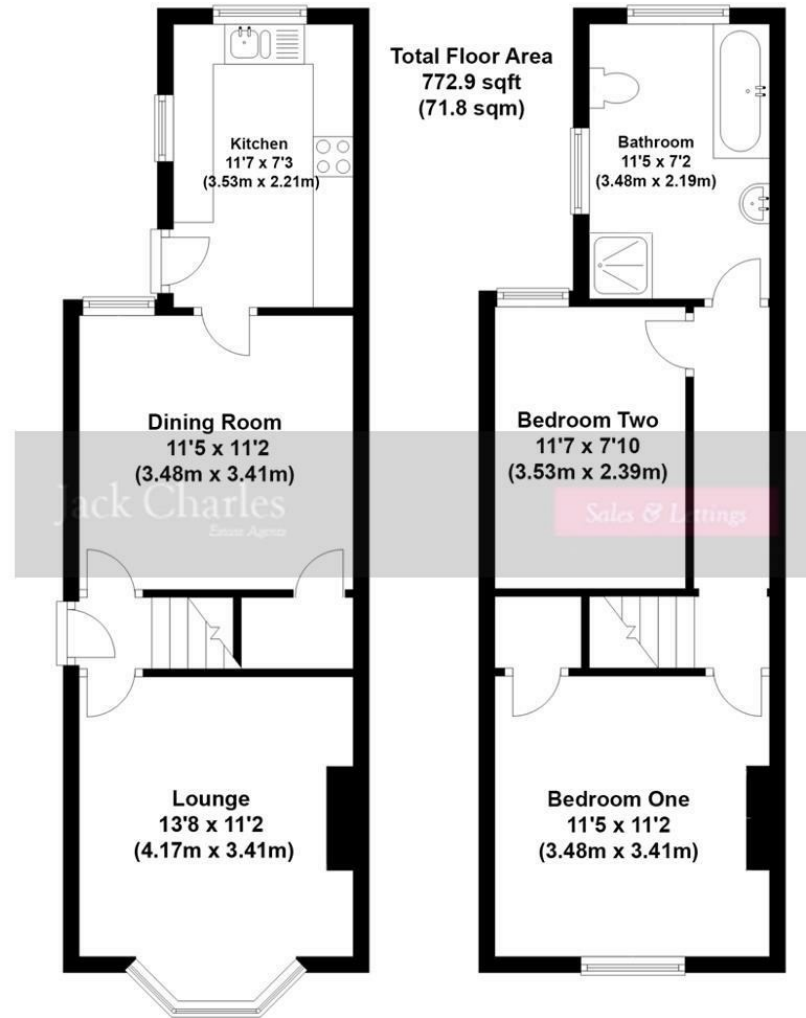


- Victorian Semi Detached House
- Bay fronted Living Room
- First Floor Bathroom With Shower

- Well Presented
- Dining Room
- Garden

- Two bedrooms
- Kitchen
- Close to MLS, High Street and local schools

**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.



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## To Be Sold

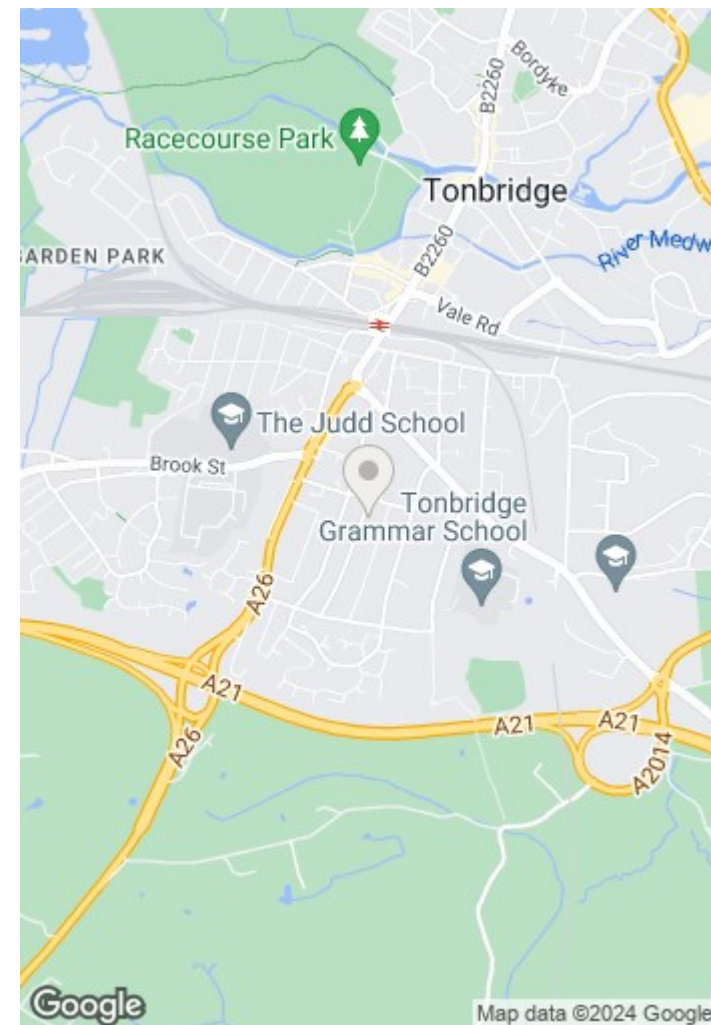
\* Guide Price £400,000 - £425,000 \* Jack Charles have the pleasure of offering this beautifully presented semi-detached house situated in a sought-after location on the south side of town, close to the main line station, high street, local primary and secondary schools. The property is well-presented throughout and offers scope for a loft conversion and rear/side extension to the ground floor, as many have done on the road. Entrance to the property is through side access; from the lobby, there are stairs to the first floor and doors to the dining room and living room. The living room has oak flooring, a large bay window to the front and a Victorian feature fireplace. The dining room is to the rear with an understairs cupboard, oak flooring and a door to the kitchen. The kitchen has a range of units incorporating cupboards and drawers, wooden worktops, recently installed electric oven, gas hob and integrated fridge, freezer and dishwasher. There is plenty of natural light with a double aspect and door to the side leading to the garden. To the first floor there are two double bedrooms and a large family bathroom with a separate shower cubicle.

Outside there is a pretty two-level garden to the rear with a patio adjacent to the house and steps up to the lawn, flower and shrub borders offering plenty of colour throughout the year. At the rear, is a decked seating area and garden shed.

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).







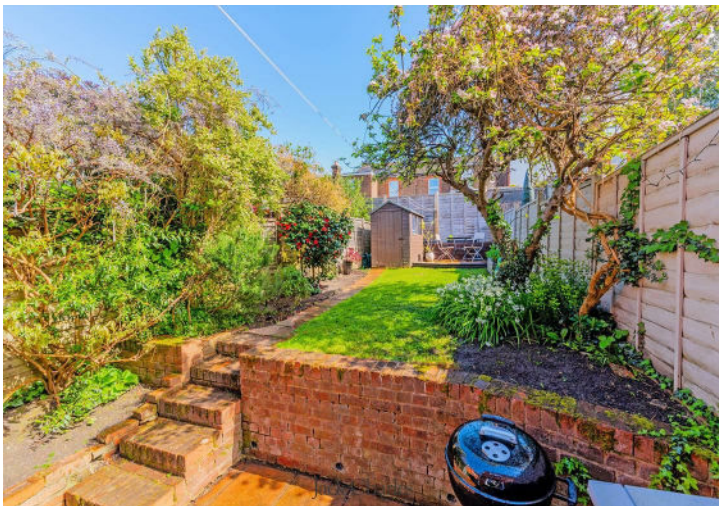
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