



143 Turner Road, Tonbridge, TN10 4AJ.

Jack Charles
Estate Agents

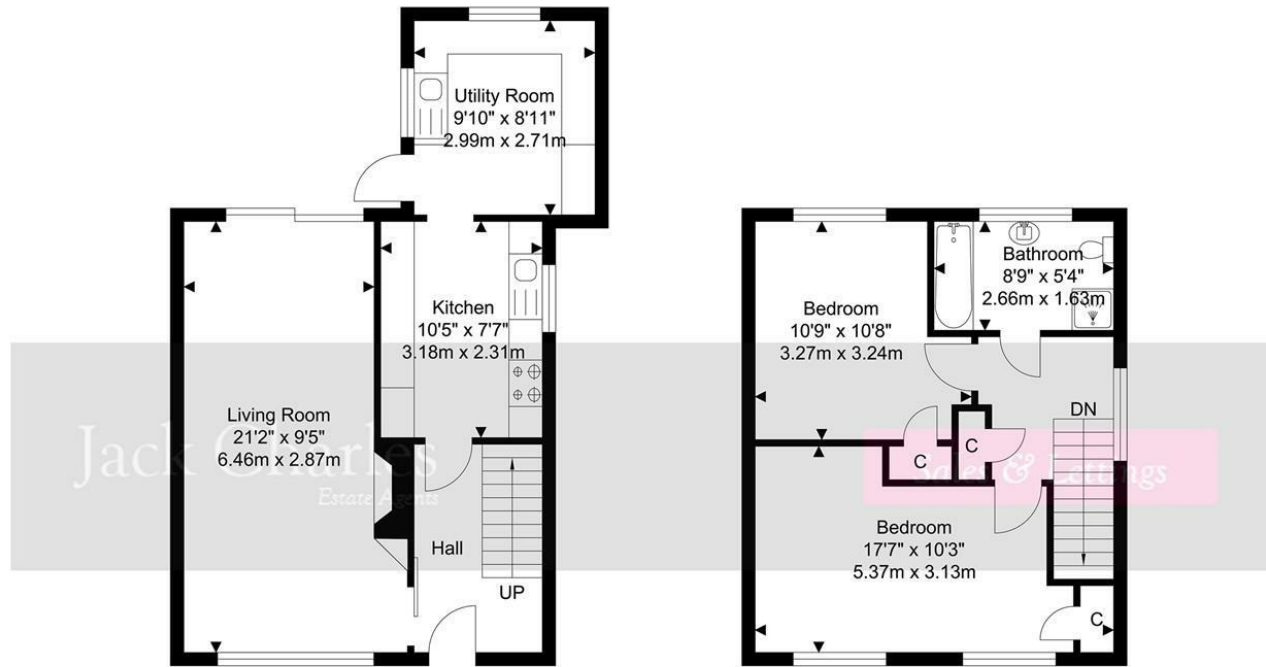
Guide Price £375,000

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Sales & Lettings

- Beautifully Presented
- Through Lounge / Dining Room
- Super Front & Rear Gardens
- Two Double Bedrooms
- Kitchen
- Potential For Parking STPP
- First Floor Bathroom
- Large Utility Room
- Viewings Recommended

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.



Ground Floor
Approximate Floor Area
460.37 SQ.FT.
(42.77 SQ.M.)



First Floor
Approximate Floor Area
373.40 SQ.FT.
(34.69 SQ.M.)

TOTAL APPROX FLOOR AREA 833.77 SQ.FT. (77.46 SQ. M.)
For Identification Purposes Only.

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			68
(55-68) D			53
(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

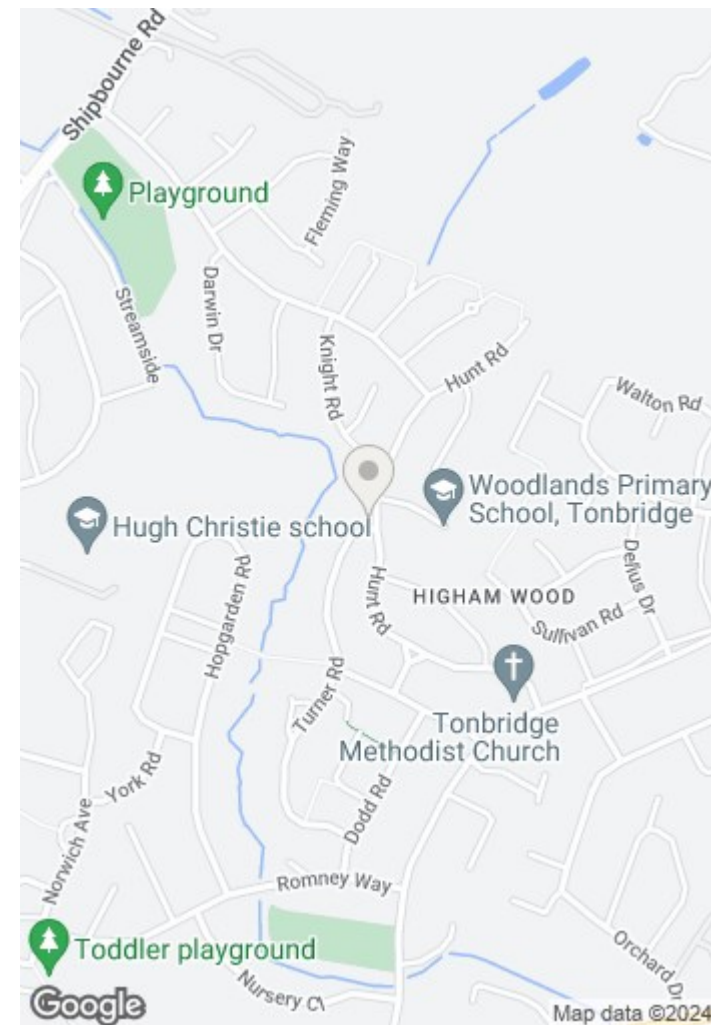
Jack Charles are delighted to offer for sale this charming well presented property located in a popular position close to popular schools. The property offers two bedrooms and a first floor bathroom and on the ground floor there is a lovely reception hall, through lounge / dining room and a super kitchen with a doorway leading through to a good sized utility room with the same units as the kitchen making it a lovely extension to the main kitchen and provides plenty of space.

Outside, one of the features of this property is the gorgeous large rear garden, which backs on to woodland, It has a large lawned area a paved terrace adjacent to the living room and utility room. There is a good degree of privacy, large garden shed and a chicken run which is not included in the sale. To the front there is also a lovely garden which is lawned with flower and shrub borders providing plenty of colour. Path to the side and we feel there may be potential for parking to the front subject to obtaining permission.

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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