



10 Victoria Road, Golden Green, Tonbridge, TN11 0LP.

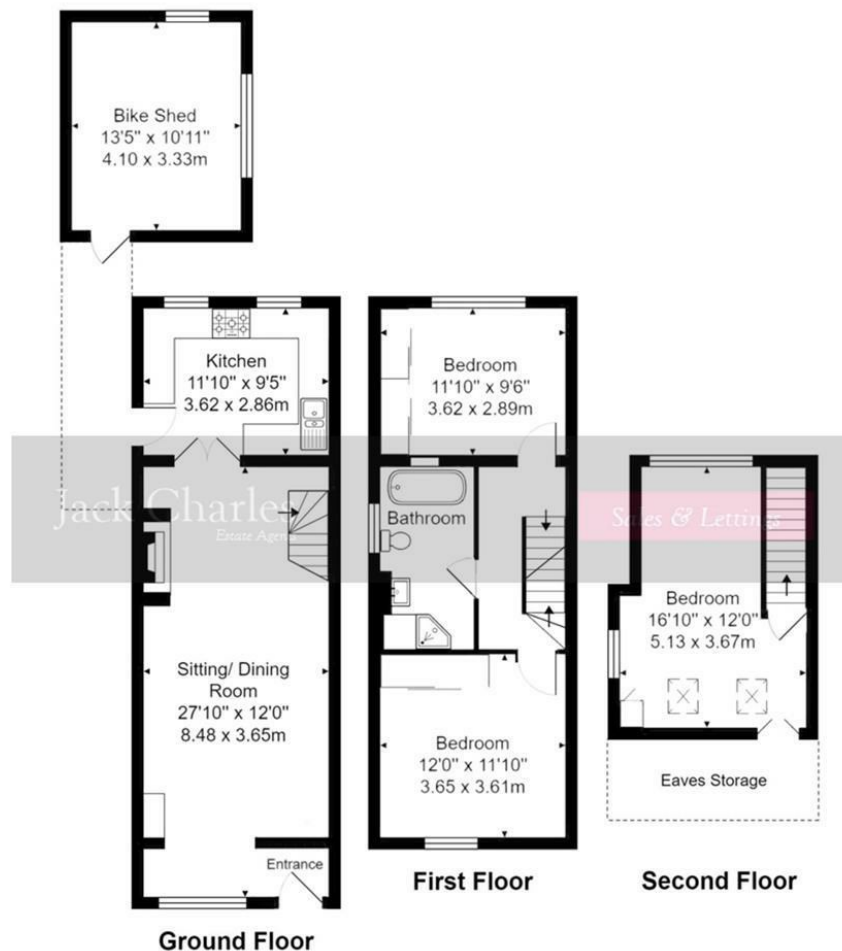
Guide Price £400,000 - £425,000

Jack Charles
Estate Agents

Sales & Lettings

- Stunning Terraced House
- Through Lounge / Dining Room
- Large Outbuilding
- Guide Price £400,000 - £425,000.
- Three Double Bedrooms
- Kitchen
- Village Location
- Superb Contemporary Bathroom
- Pretty Garden
- 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.



House Approx. Gross Internal Area 1057 sq. ft / 98.2 sq. m
 Bike Shed Approx. Internal Area 147 sq. ft / 13.6 sq. m

Energy Efficiency Rating		Current	Target
Very energy efficient - lower energy costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher energy costs			
England & Wales			
			EU Directive 2002/91/EC

Energy Efficiency Rating: 81

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 wonderful cottage ranging over three floors situated in a lovely village location. You enter on the ground floor into a small lobby area which then opens out into a good size open plan living/dining room with stairs rising to the first floor, Inglenook fireplace fitted with large log burner, doors leading through to the kitchen that is fitted with modern units, worktops and a door leading to the side passage.

To the first floor there are two double bedrooms, both with fitted wardrobes and the contemporary bathroom with a freestanding oval bath and floor rising mixer tap as well as a walk-in shower. Stairs rise to the second floor where there is a lovely large loft bedroom which has built in cupboards and enjoys a wonderful countryside view.

Outside is a separate outbuilding which was previously ideal for storage or could be modernised to make a fantastic home office. The garden has been designed for easy maintenance with brick patio and a further garden shed.

Golden Green

The property is situated within a semi rural location, yet within easy reach of local amenities at East Peckham and Hadlow with shops catering for everyday needs including a Co-op supermarket, bakers, butchers, greengrocers, doctors surgery, chemist, & post office as well as leisure facilities.

Comprehensive Shopping: Tonbridge (approx 4.6 miles) provides supermarkets and other high street retailers as well as a multitude of Pubs and Restaurants. Tunbridge Wells (approx 10 miles) and Bluewater Shopping Centre.

Mainline Rail Services: Paddock Wood mainline station approximately 5 miles away has a fast and frequent service to London Charing Cross and Cannon Street in about 50 minutes. Tonbridge mainline station is approximately 5 miles away offering a fast and frequent service to London Bridge/Charing Cross in about 45 minutes. Yalding station is approximately 3 miles.

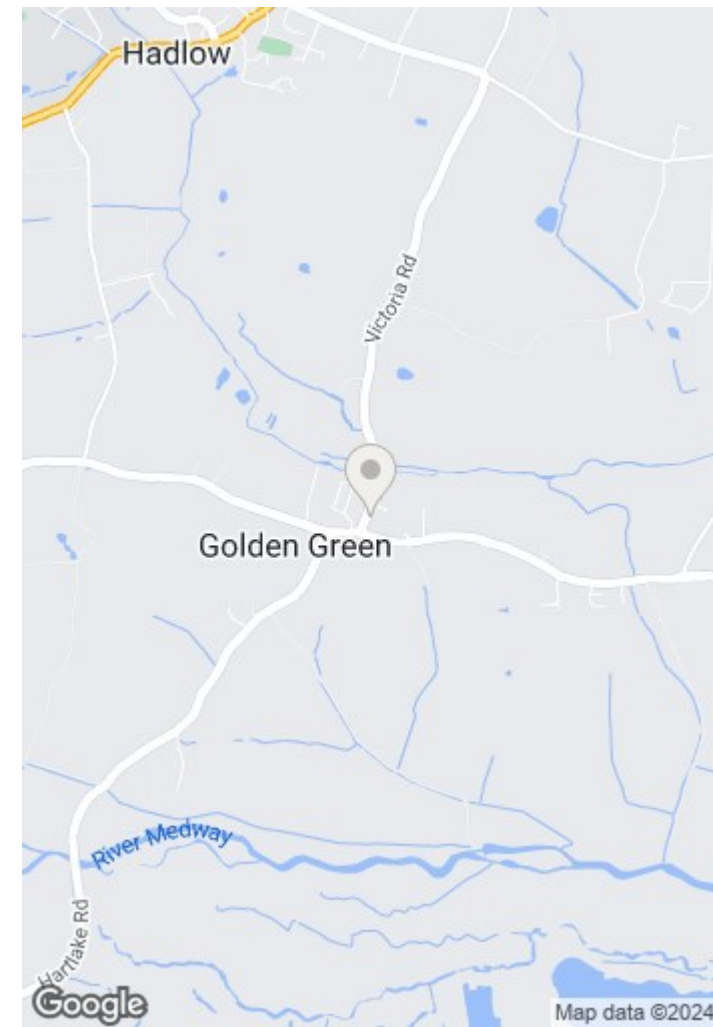
Primary Schools: East Peckham, Hadlow & Tonbridge.

Secondary Schools: Judd Boys Grammar in Tonbridge, Tonbridge Girls Grammar in Tonbridge and Weald of Kent Girls Grammar School.

Private Schools: The Preparatory Schools at Somerhill. Hilden Oaks and Hilden Grange in Tonbridge. Tonbridge and Sevenoaks Public Schools.

Leisure Facilities: Wrotham Heath Golf Club, Nizels Golf and Fitness centre in Hildenborough. Poult Wood Golf Club, Tonbridge. Also in Tonbridge are outdoor and indoor swimming pools, the Angel Leisure Centre and a range of sporting clubs to include football, baseball, swimming.

Motorway Links: Excellent access to the motorway network at the A21 at Hildenborough, connecting with the M25 for Gatwick and Heathrow Airports. The A26 leads to the A228 which gives access to the M20 for convenient road access to the Channel Tunnel Terminus at Ashford International Station. The adjoining road networks offer links to London, Canary Wharf, the Dartford River Crossing, Bluewater Shopping Centre and the South Coast. There is also convenient road access to Ebbsfleet International Station with high speed rail services into central London (including Stratford).





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