



17 Mabledon Road, Tonbridge, TN9 2TQ.

Guide Price £525,000

Jack Charles  
Estate Agents

Sales & Lettings

- Bay Fronted Semi Detached House
- Kitchen
- Garden
- Three Bedrooms
- Through Lounge / Dining Room
- Close To Main Line Station
- First Floor Bathroom
- Conservatory
- 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.

### Mabledon Road, Tonbridge



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		55
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

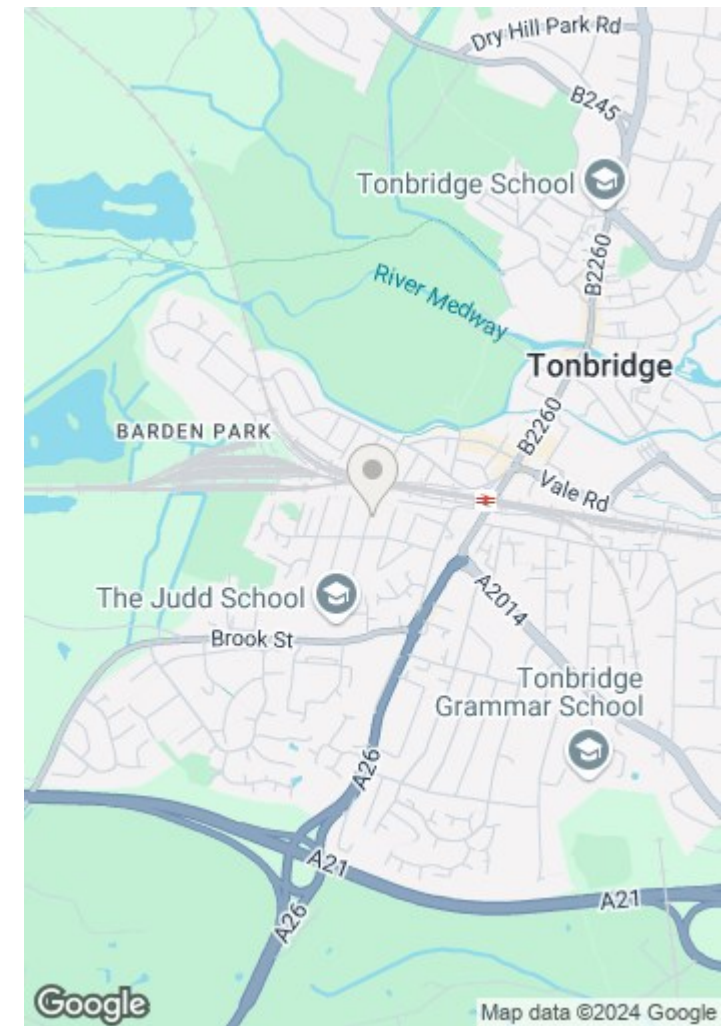
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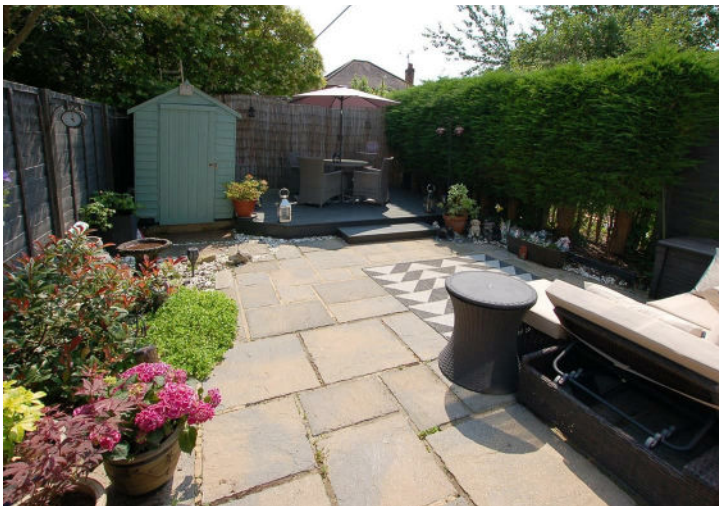
## To Be Sold

Guide Price £525,000 - £550,000 Jack Charles are delighted to offer for sale this superb three bedroom bay fronted semi detached Victorian house situated in the sought after Meadow Lawn area on the South side of Tonbridge. The property is a short walk to the main line station, schools and local amenities. The accommodation comprises, entrance hall, with door leading to a lovely open plan living/dining room, the living room has a super bay window to the front, feature fireplace with wood burning stove and an archway separating the two areas, the dining room has a window to rear and a door to a good sized kitchen which has a range of wall and base units incorporating cupboards and drawers, door to an under stairs cupboard and a further door leading to a good sized conservatory. To the first floor there are three bedrooms and a bathroom as well as access to the loft space which many of the neighbouring properties on the road have converted. Outside to the rear is a low maintenance garden which is paved with a raised decked seating area. 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 green etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a 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 range 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**  
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