



47 Hadlow Road, Tonbridge, TN9 1LF

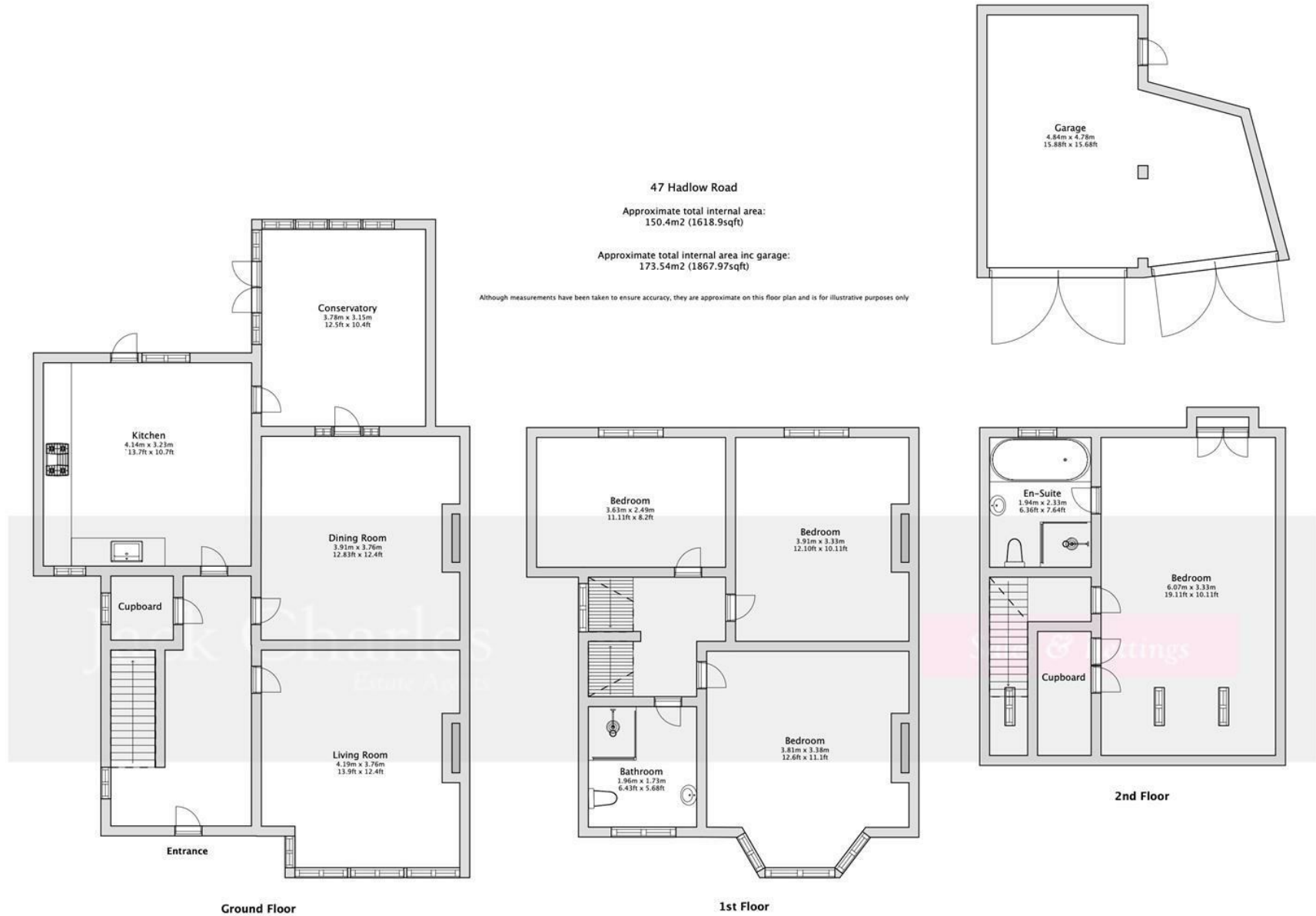
Guide Price £775,000 - £850,000

Jack Charles  
Estate Agents

Sales & Lettings



- Semi Detached House
- Four Bedrooms
- Ensuite & Family Bathroom
- Living Room
- Dining Room
- Conservatory
- Kitchen / Breakfast Room
- Large Garden
- Garage & Parking
- Close To High Street & MLS



**Jack Charles**  
Estate Agents

Sales & Lettings

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## To Be Sold

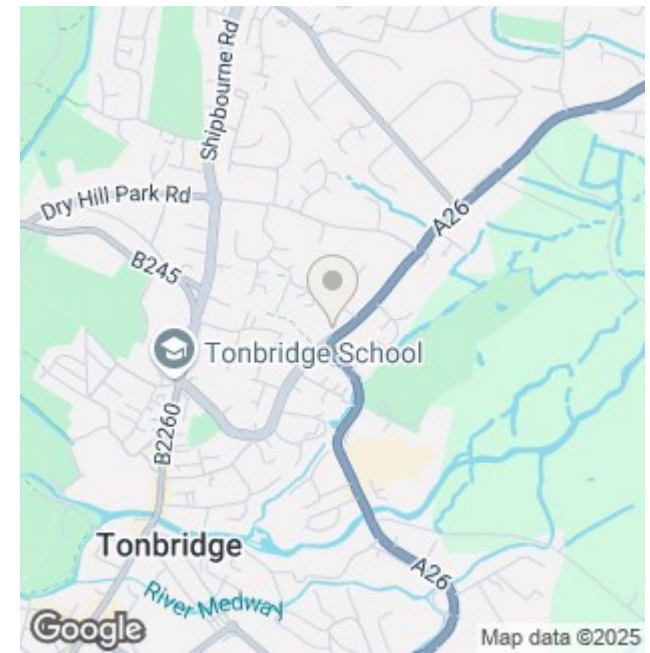
Jack Charles are delighted to offer for sale this much improved and well presented four bedroom family home with the benefit of ample parking and a large garden, it is also a short walk to Tonbridge town centre and the main line station.

Ranging over three floors the property benefits from many period features and has a spacious entrance hall, sitting room, kitchen/breakfast room and a dining room which leads to a conservatory. To the first floor there are three bedrooms and a family bathroom and to the second floor there is an impressive master bedroom suite with a Juliette balcony over looking the rear garden and an en-suite shower room.

Outside the property has ample parking to the front, and to the rear is a lovely long garden with a variety of mature trees and shrubs and access out to a detached garage.

## 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).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	













