



28 Walton Road, Tonbridge, TN10 4EE.

Guide Price £525,000 - £550,000

Jack Charles  
Estate Agents

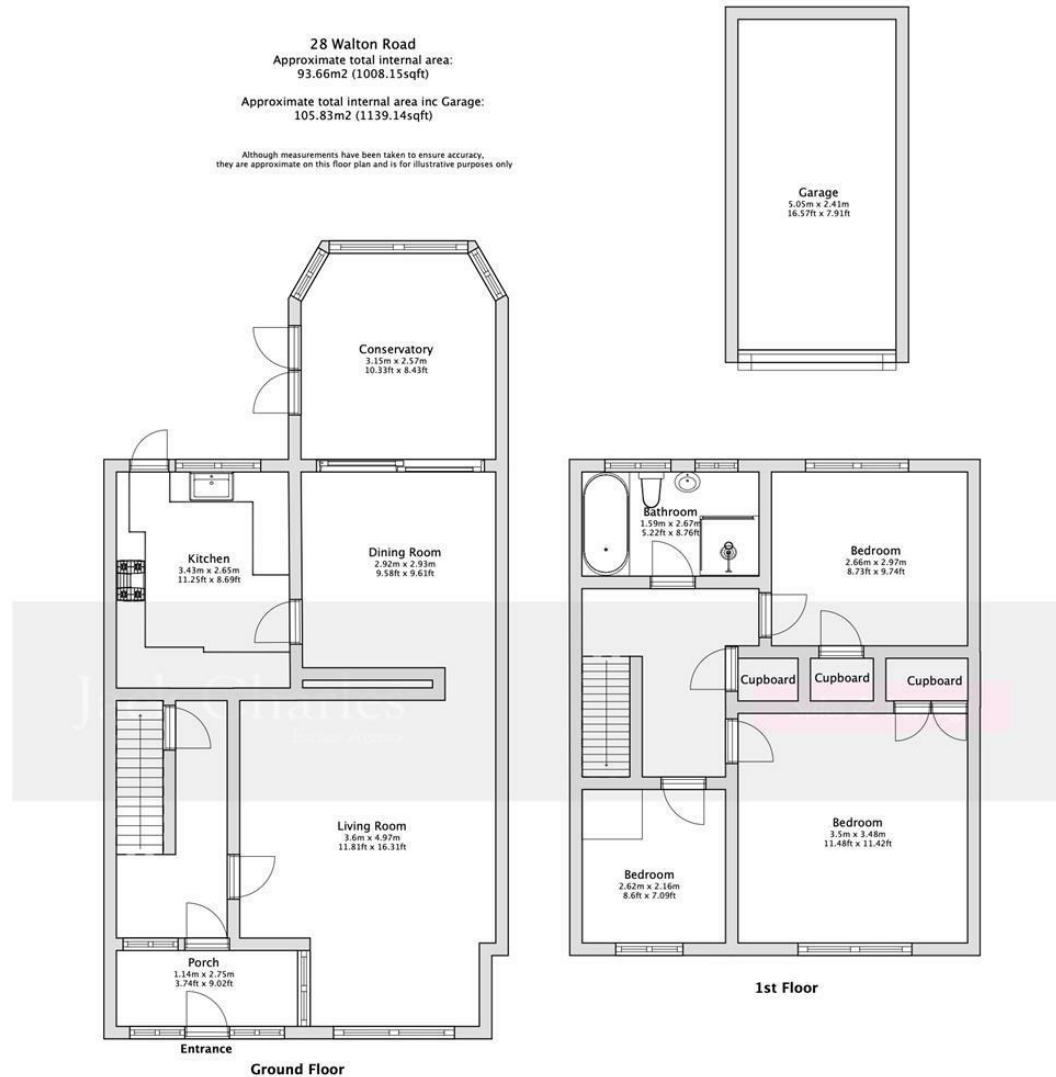
Sales & Lettings

- Gough Cooper Semi Detached House
- Family Bathroom
- Conservatory

- Three bedrooms
- Living Room
- Garage

- Scope To Extend STPP
- Dining Room
- Garden Backing Onto Farmland

**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.



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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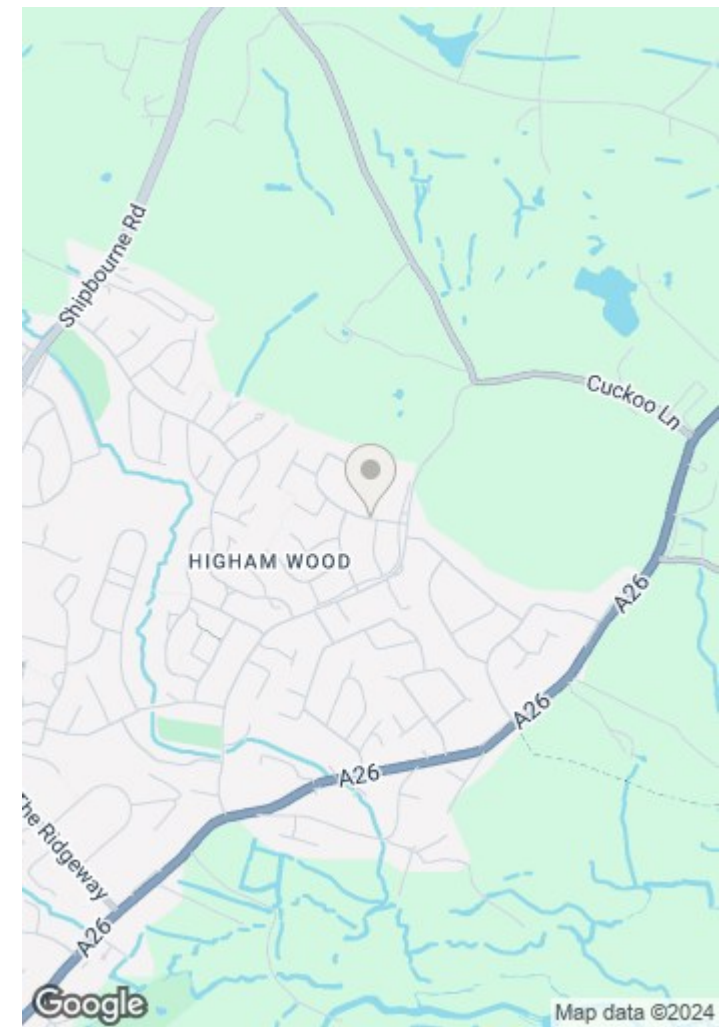


## To Be Sold

Jack Charles have the pleasure of offering for sale this well appointed semi detached house backing onto farmland. This super Gough Cooper home offers great scope to extend STPP and comprises from an entrance porch, hallway, living room, which is partially open plan with the dining room. There is a modern fitted kitchen and a conservatory that complete the ground floor. To the first floor there are three bedrooms and a family bathroom with separate shower cubicle. Outside there is plenty of parking along the side that leads to a detached garage and the rear garden is lawned and backs on to the farmland which is a particular feature of this wonderful home. 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**  
Estate Agents

**Sales & Lettings**

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