



Sales & Lettings

- Detached Family Home
- Living Room
- Gardens

- Five Bedrooms
- Kitchen / Breakfast Room & Utility Room
- Garage & Parking

- Two Bathrooms
- Dining Room
- Popular Location

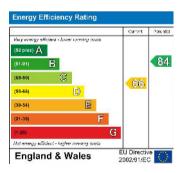
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Ground Floor Approximate Floor Area 805.35 SQ.FT. (74.82 SQ.M.) First Floor Approximate Floor Area 794.16 SQ.FT. (73.78 SQ.M.)

TOTAL APPROX FLOOR AREA 1600.00 SQ.FT. (148.60 SQ. M.) For Identification Purposes Only.





## 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 conditions 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. 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 situated this well presented five bedroom detached house situated in a sought after cul de sac in South Tonbridge and within a short walk of all Grammar Schools, Sussex Road Primary School and the mainline station.

This five bedroom house comprises entrance hall, cloakroom, sitting room to the front with doors that lead to the dining room, modern kitchen/breakfast room with a separate utility room. To the first floor there are five bedrooms and a family bathroom, bedroom one with a en-suite and walk in wardrobe.

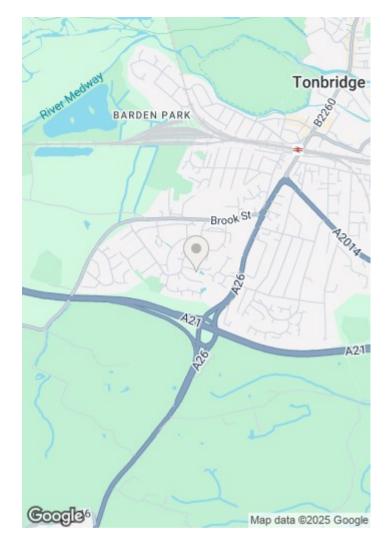
Outside there is a good size South facing rear garden with a patio area and to the front there is a lawned area, driveway and an integral garage.

The residents of The Spinney also have the benefit of a private secure communal area with woodland, lawn and a large pond situated further into the cul de sac.

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

6 London Road Tunbridge Wells Kent TN1 1DQ Tel: (01892) 621 721

191 High Street Tonbridge Kent TN9 1BX Tel: (01732) 75 75 80

E-mail: info@jackcharles.co.uk www.jackcharles.co.uk







