



10 The Spinney, Tonbridge, TN9 2QQ.

Jack Charles
Estate Agents

Guide Price £775,000 - £825,000

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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.



Energy Efficiency Rating		Current	Target
The more energy efficient - lower running costs			
92 plus	A		
81-91	B		84
69-80	C	66	
55-68	D		
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

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.

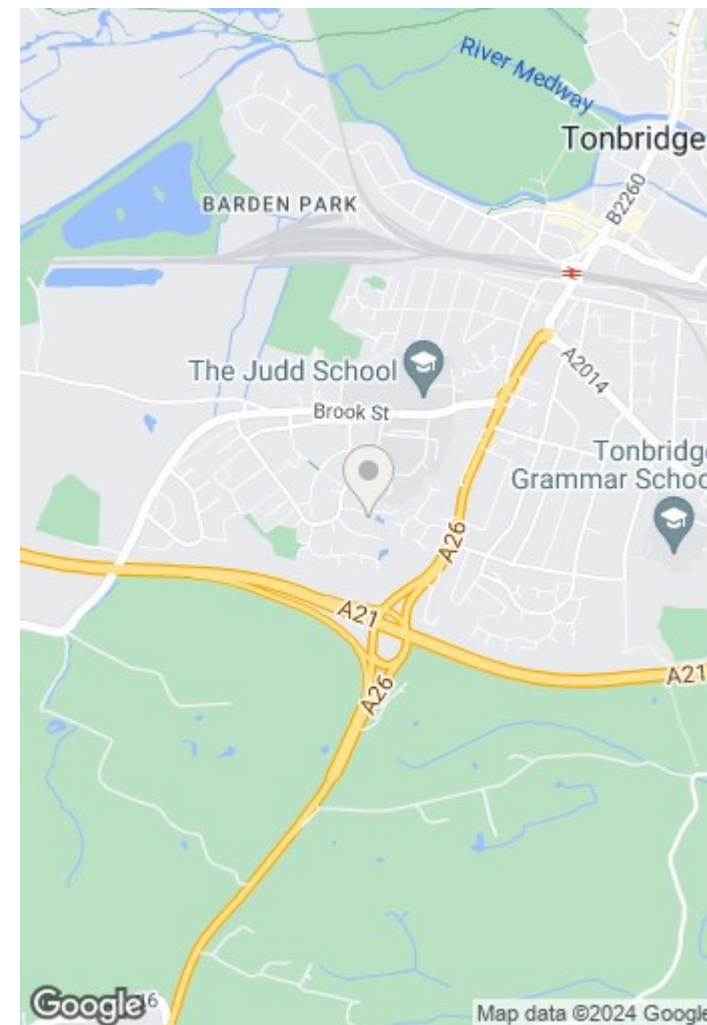
Outside there is a good size South facing rear garden with a patio area and to the front there is a lawned area, driveway and an integral garage.

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).





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