



27a Yardley Park Road, Tonbridge, TN9 1NB.

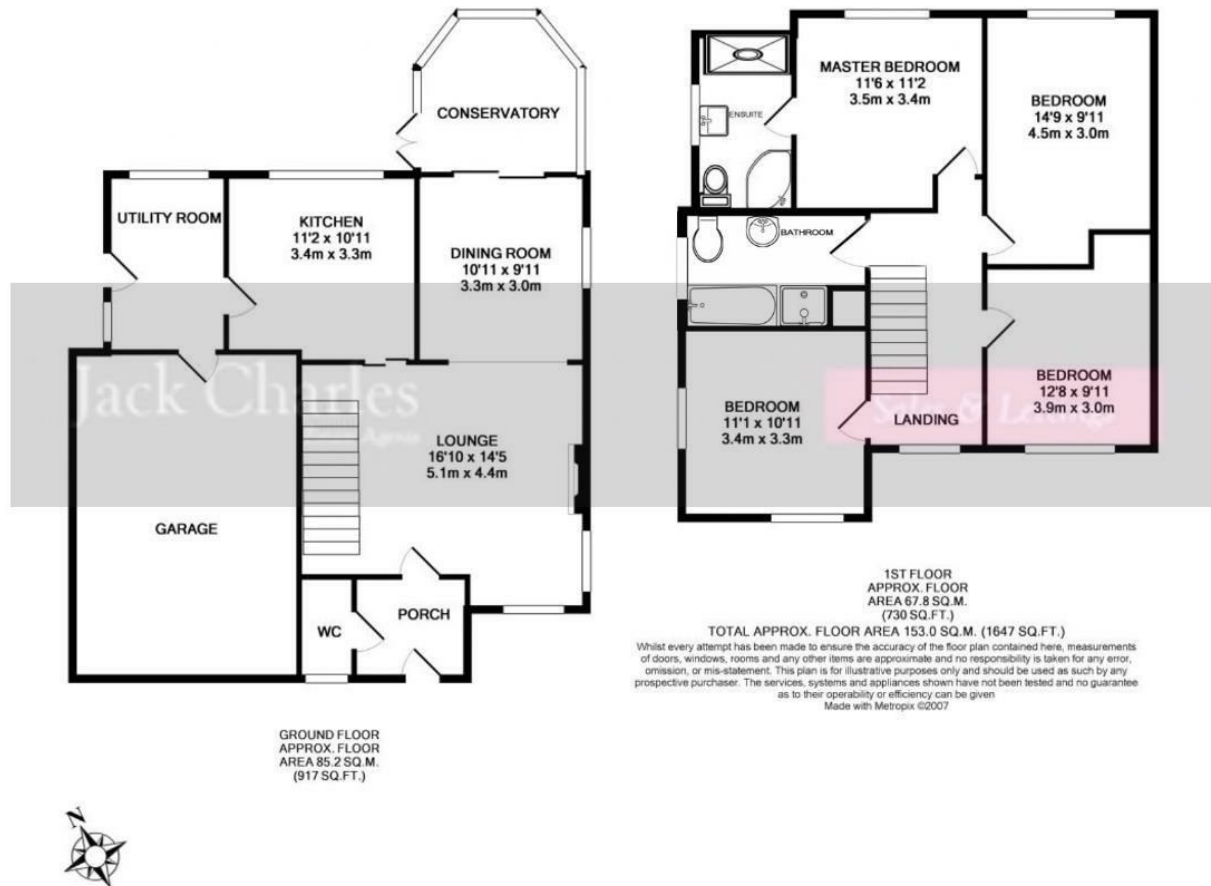
Guide Price £800,000 - £850,000

Jack Charles
Estate Agents

Sales & Lettings

- Favoured Yardley Park Road
- Dining Room
- Ensuite & Family Bathroom
- **Guide Price £850,000 - £900,000**
- Four Bedrooms
- Kitchen & Utility Room
- Large Garden
- Living Room
- Conservatory
- Garage & Drive

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
The more energy efficient - lower energy costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher energy costs			
		61	72
England & Wales		EU Directive 2002/91/EC	

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 condition 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. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the 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 have the pleasure of offering this detached four bedroom family home situated in arguably the best road in Tonbridge. The property was built in the 1960s and has been in the family since built and more recently rented out. The property is being sold with No Forward Chain.

You enter the property into a small entrance lobby with access to a cloakroom/WC and the living room which has a double aspect, square arch leading to the dining room and conservatory beyond. The kitchen / breakfast room has a range of matching units, breakfast bar, double oven and freestanding dishwasher and fridge, door to a good sized utility room with a washing machine and tumble dryer and a range of units and worktops that mirror the kitchens and doors to the garage and the outside.

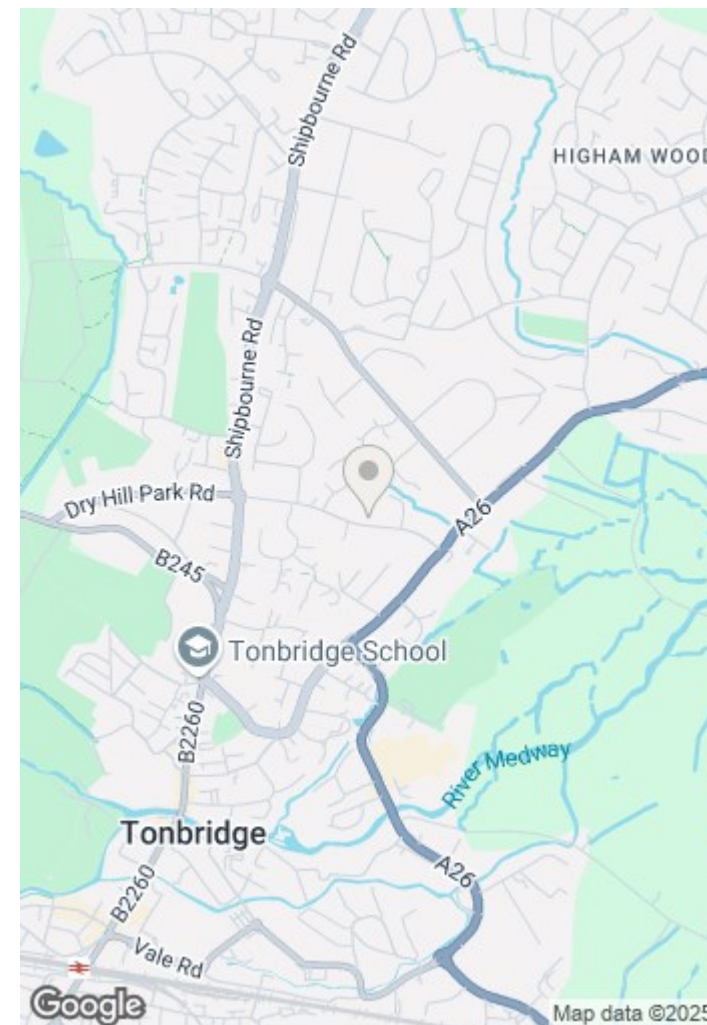
To the first floor there bright landing leads to all bedrooms and the family bathroom. One of the bedrooms has an ensuite bathroom with separate shower cubicle and the family bathroom also has a separate shower cubicle as well as a bath.

Outside the front garden is attractively lawned enclosed by pickett fencing and a driveway providing parking for several cars. The garage is a good size with power and light and houses the boiler, we believe that this could easily be converted subject to any relevant permission into the property as further reception space or even a further ensuite bedroom.

The rear garden is a good size and very private, attractively lawned with a paved seating area to the rear as well as half way down the garden. There is a garden shed and viewings are strongly 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

<p>6 London Road Tunbridge Wells Kent TN1 1DQ Tel: (01892) 621 721</p>	<p>191 High Street Tonbridge Kent TN9 1BX Tel: (01732) 75 75 80</p>
--	---

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

