



49 Brindles Field, Tonbridge, Kent, TN9 2YR.

Guide Price £550,000 - £575,000

Jack Charles
Estate Agents

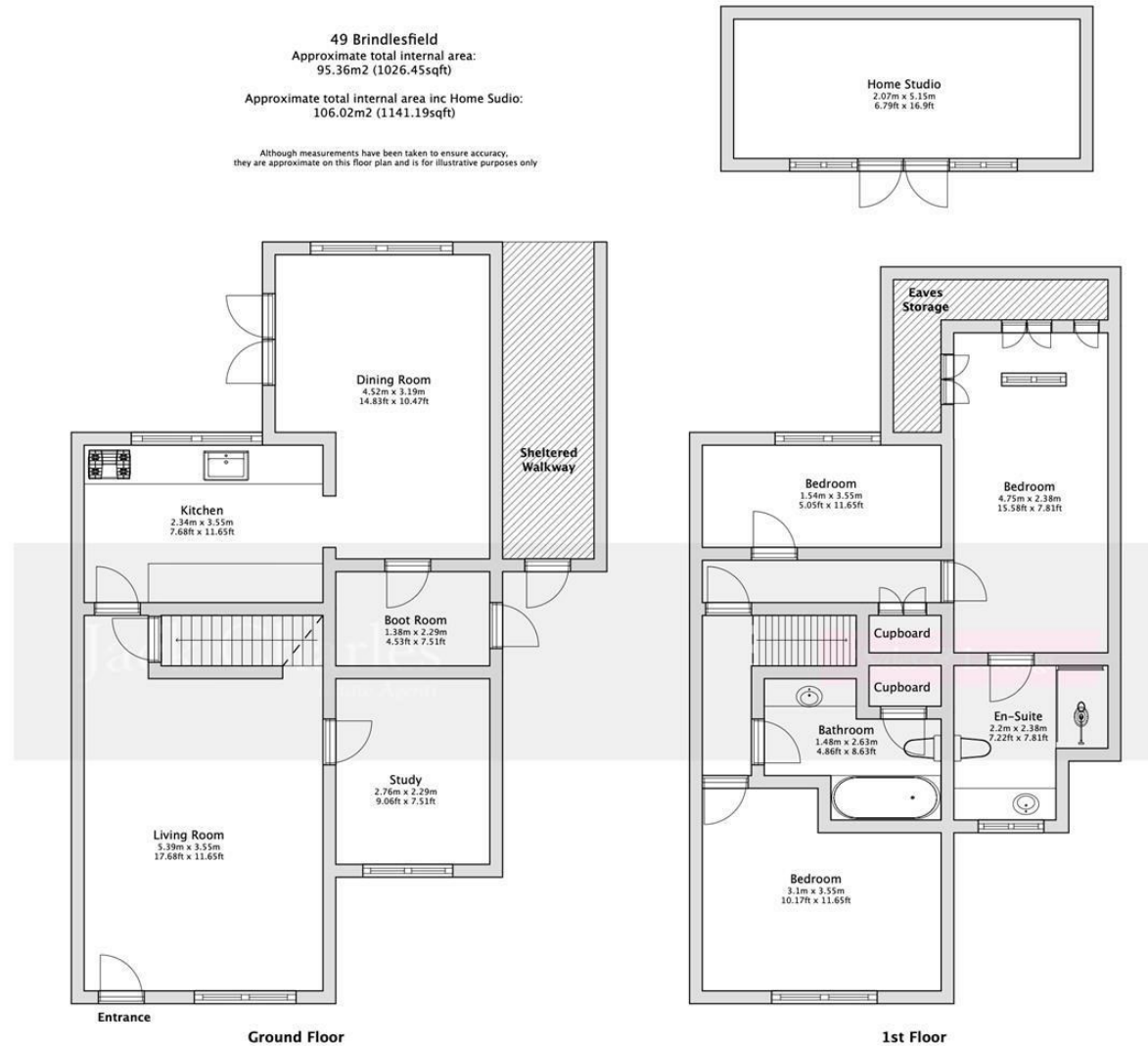
Sales & Lettings

- Extended Semi Detached House
- Study
- Rear Garden With Outbuilding / Gym

- Three Bedrooms
- Large 3rd Reception Room
- Parking

- Ensuite Shower Room & Family Bathroom
- Kitchen
- Tucked Away Position

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
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		87
(81-91)	B		74
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
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

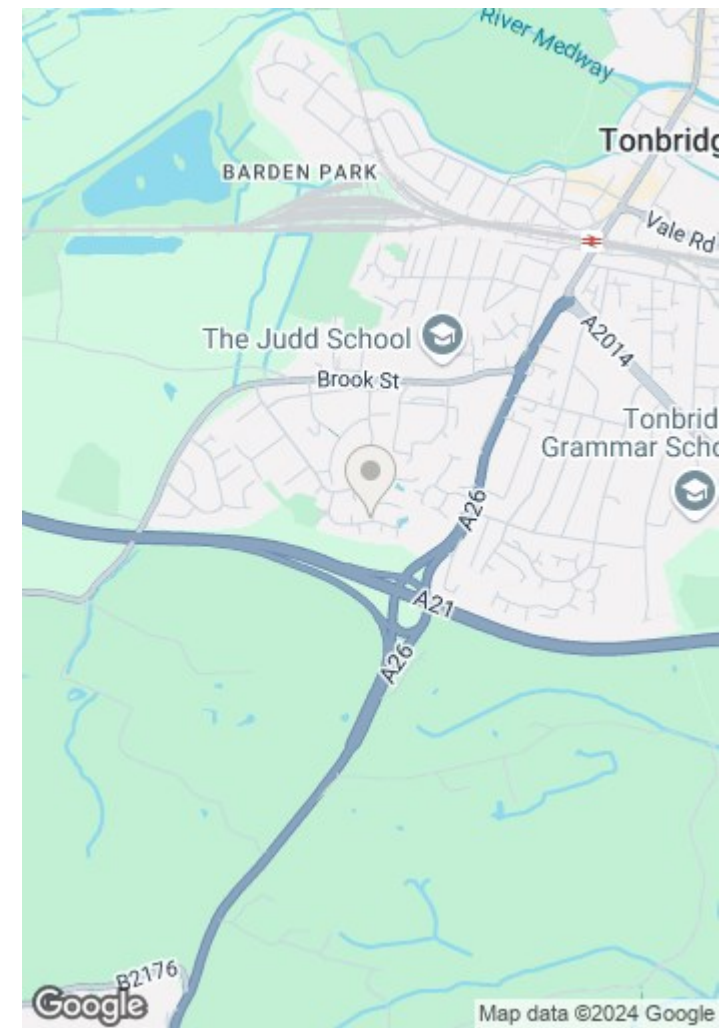
Jack Charles are delighted to offer for sale this well presented and extended 3/4 bedroom semi detached house situated in a popular residential area on the South side of Tonbridge. You enter the property via an attractive covered open porch with a door to a sitting room that has stairs to the first floor and a door through to the kitchen and a study which could double up as an occasional bedroom 4. The kitchen has a range of matching units with space and plumbing for free standing appliances and an archway that leads to a very good sized reception room with doors out to the garden and a lobby which leads to the side path. To the first floor there are three bedrooms and a family bathroom. Bedroom One has eaves storage at the rear and an large ensuite shower room.

Outside the property has parking to the front for two cars, access to the side via a gate and the rear garden is paved with a garden shed and a large timber outbuilding with power and light currently used as a gym.

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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