



8a St. Marys Road, Tonbridge, TN9 2LD.

Guide Price £600,000

Jack Charles
Estate Agents

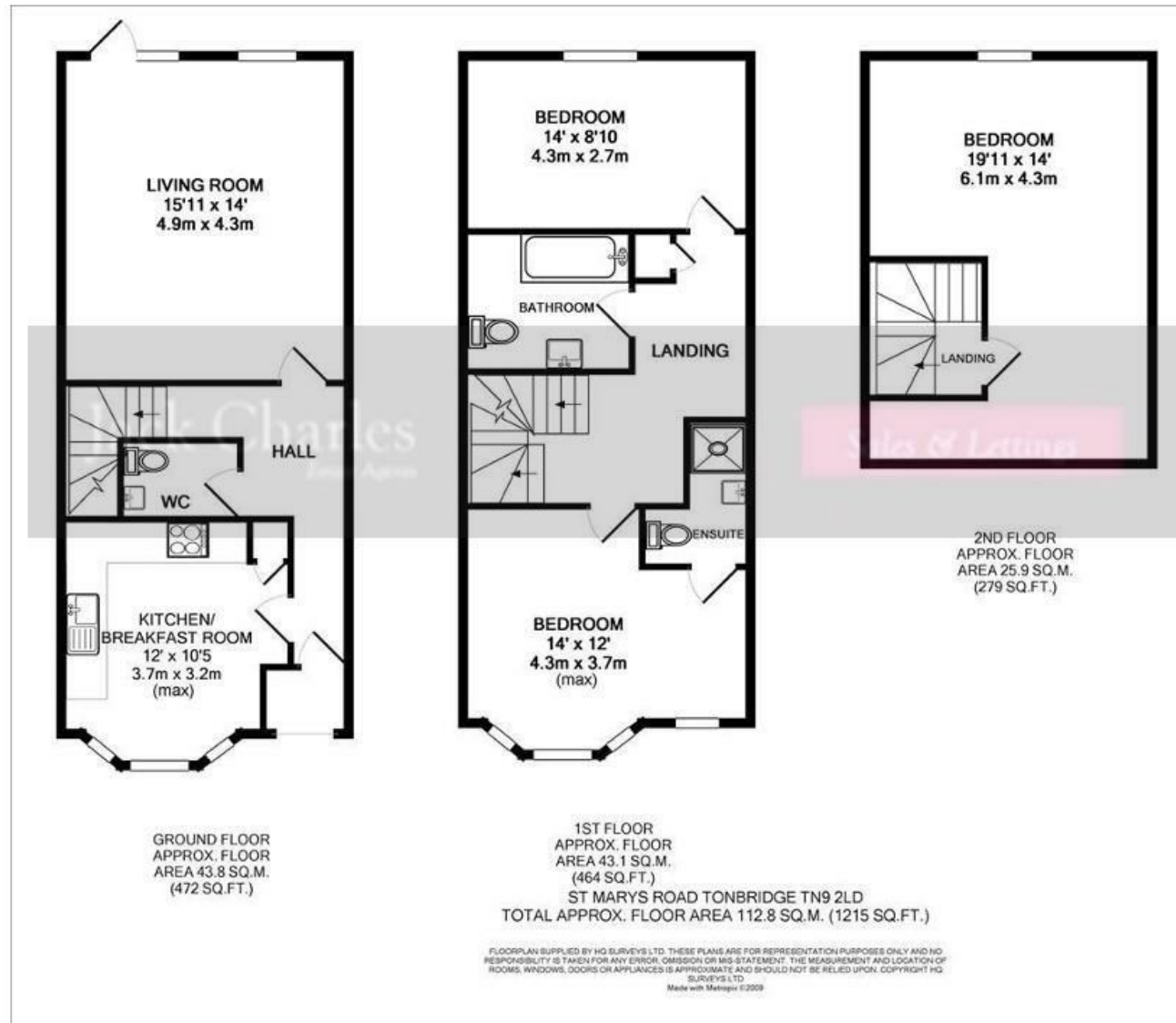
Sales & Lettings

- Semi Detached House
- Kitchen / Breakfast Room
- Off Road Parking

- Three Bedrooms
- Lounge / Dining Room
- Close To Main Line Station

- Two Bathrooms
- Pretty Garden
- Viewings Recommended

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) A			
(81-91) B			
(69-80) C		74	84
(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	

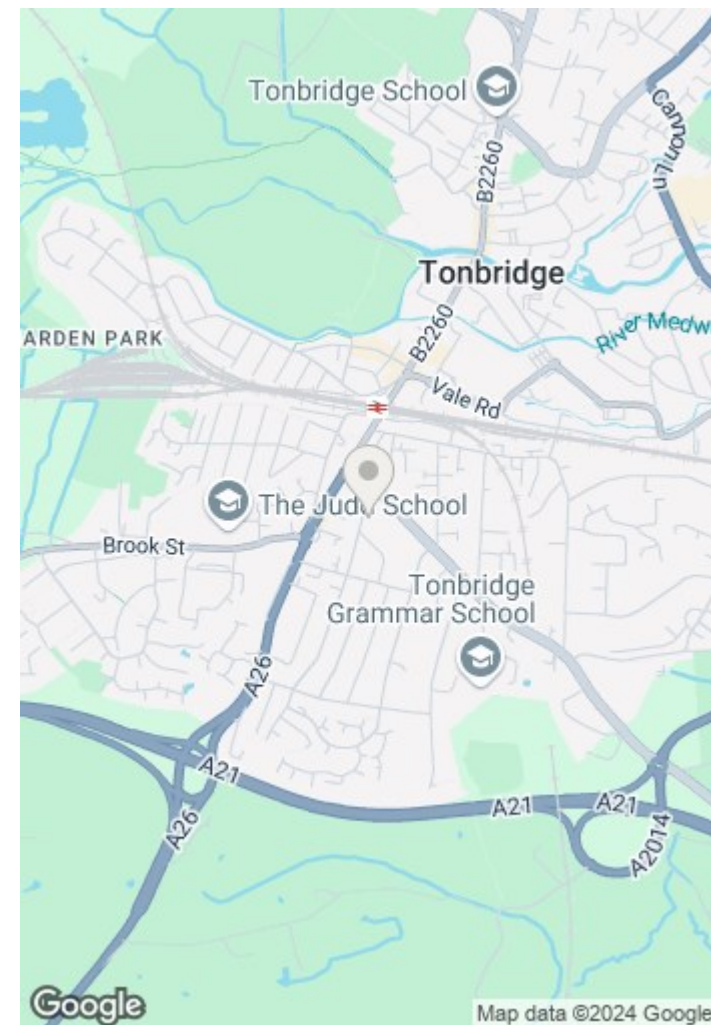
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To Be Sold

Jack Charles are delighted to offer for sale this super three bedroom semi-detached house which is within walking distance of the town and main line station. Beautifully designed in a Victorian style in keeping with the properties nearby, the property was built in 2008 and benefits therefore from modern building standards and insulation. It is walking distance from all the grammar schools in Tonbridge as well as nearby primary and other secondary schools. There is well appointed accommodation over three floors. On the ground floor there is a kitchen/breakfast room to the front, a spacious downstairs cloakroom and a lovely living/dining room that opens out onto the rear garden which is lawned. The first floor provides two bedrooms, an ensuite bathroom and the family bathroom. The top floor boasts a further large bedroom with plenty of storage and space for a home office if desired. To the front there is off-road parking for two cars.

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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