



52 Douglas Road, Tonbridge, TN9 2TH.

Guide Price £550,000 - £575,000

Jack Charles
Estate Agents

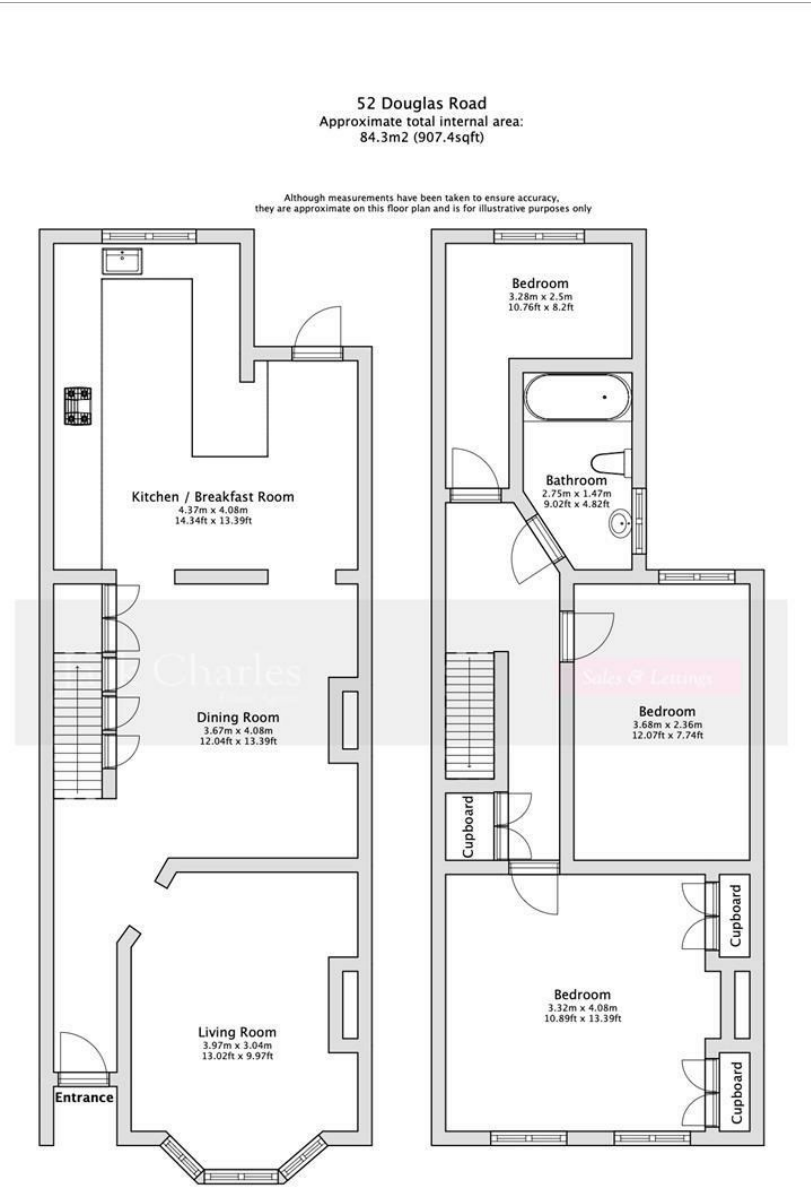
Sales & Lettings

- Extended Edwardian House
- Dining Room
- Driveway & Rear Garden

- Three Bedrooms
- Living Room
- Favoured Location

- Stunning Kitchen / Breakfast Room
- First Floor Bathroom
- Close To Station & High Street

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	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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	

Important Notice:
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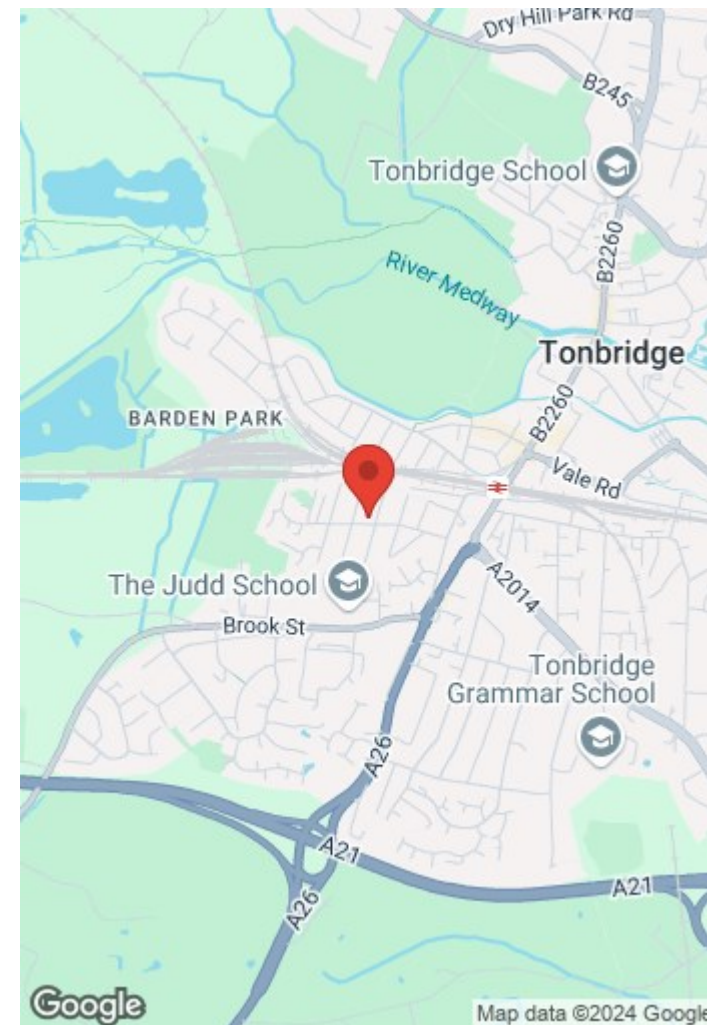
To Be Sold

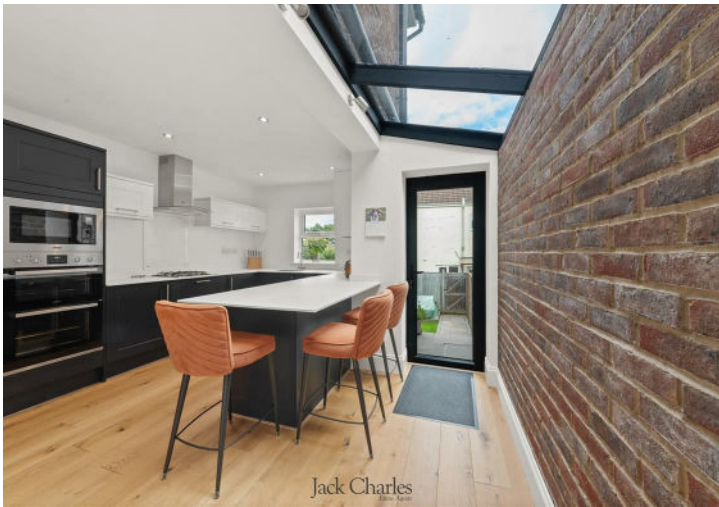
Jack Charles are delighted to offer for sale this beautifully presented Edwardian home located in the popular Meadow Lawn area of Tonbridge only a short walk to the mainline station and high street. The property has been greatly improved and provides light and airy accommodation with a lovely sitting room with bay window overlooking the front, feature fireplace. The dining room is truly stunning with large bespoke built in storage under the stairs. There are two openings that lead through to a gorgeous kitchen that has been extended to the side return with a glazed roof and door to the rear garden, there are a range of fitted units incorporating cupboards and drawers, built in microwave and oven gas hob, compact laminate work surfaces and breakfast bar, integrated washing machine, dishwasher, fridge/freezer and wine cooler. The property is laid with engineered oak flooring. To the first floor there are three bedrooms and a family bathroom. The main bedroom has a feature cast iron fireplace with built in wardrobes either side and two windows to the front. Bedroom two is a good sized double and bedroom 3 doubles up nicely as a home office. The bathroom has a white suite with a panelled bath and shower over, low level wc and wash hand basin.

Outside there is a newly laid block paved drive providing parking to the front, and to the rear, the garden is enclosed by panelled fencing with area of lawn and paved seating area and a garden shed. There is also a gate to the rear providing rear access for dustbins and bikes.

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 High Street stores, 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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