



39 Town Acres, Tonbridge, TN10 4NG.

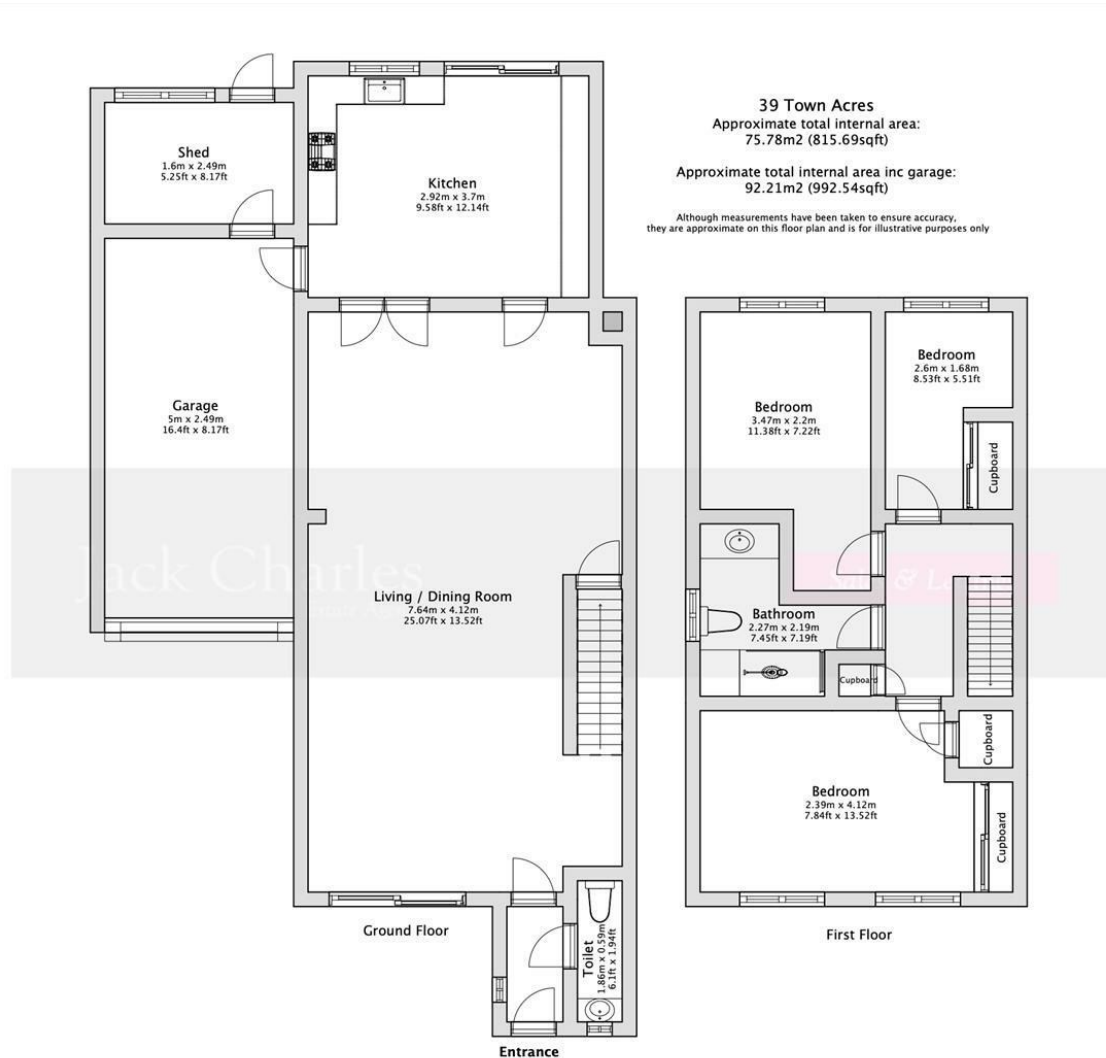
Asking price £435,000

Jack Charles
Estate Agents

Sales & Lettings

- Extended Semi Detached House
- Through Lounge / Dining Room
- Low Maintenance Garden
- Three Bedrooms
- First Floor Bathroom
- Parking
- Kitchen / Breakfast Room
- Garage
- 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.



| Energy Efficiency Rating | | Current | Target |
|---|---|-------------------------|--------|
| The more energy efficient - lower running costs | | | |
| (92 plus) | A | | 87 |
| (81-91) | B | | |
| (69-80) | C | | 72 |
| (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 delightful three bedroom semi detached house. The property located in the sought-after area of Town Acres in a popular North Tonbridge area, this property offers the perfect blend of tranquillity and convenience. With its close proximity to the town, you'll have easy access to all amenities, including shops, restaurants, and schools.

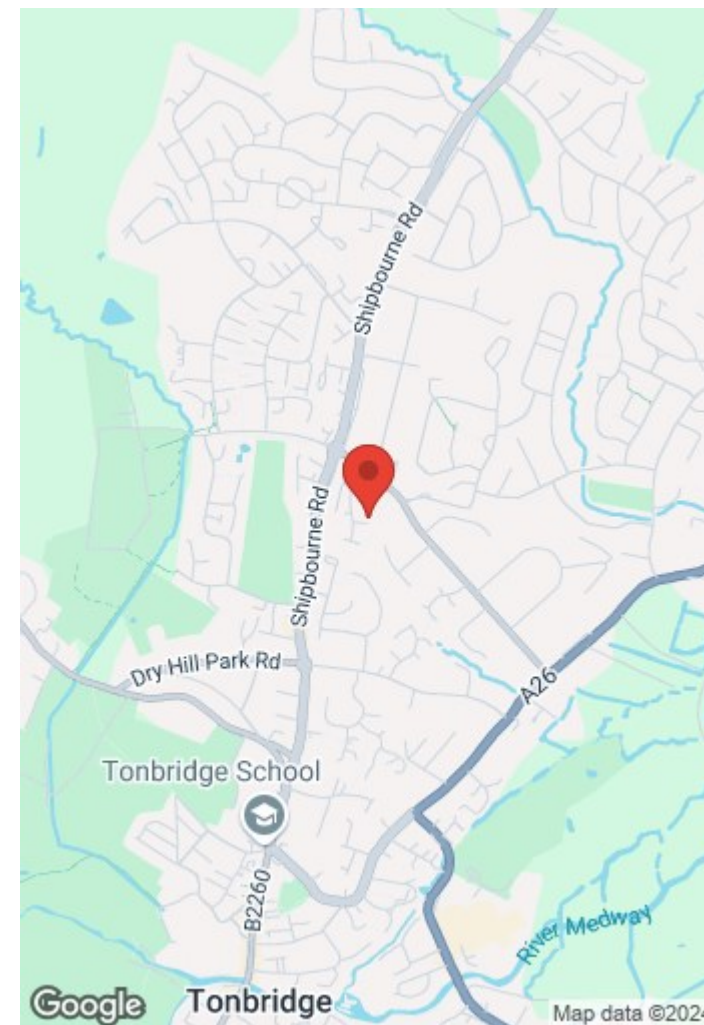
One of the highlights of this property is the open plan lounge and dining room, providing a spacious and versatile living area and the extension a lovely kitchen / breakfast room.

Additionally, the property features a garage, providing convenient parking or extra storage and an attached potting shed.

Outside there a small south facing terrace to the front accessible from the living room and to the rear the garden has been designed for low maintenance with shrub borders and a water feature. 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 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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