



7 Mill Crescent, Tonbridge, Kent, TN9 1PE.

Guide Price £475,000 - £525,000

Jack Charles  
Estate Agents

Sales & Lettings

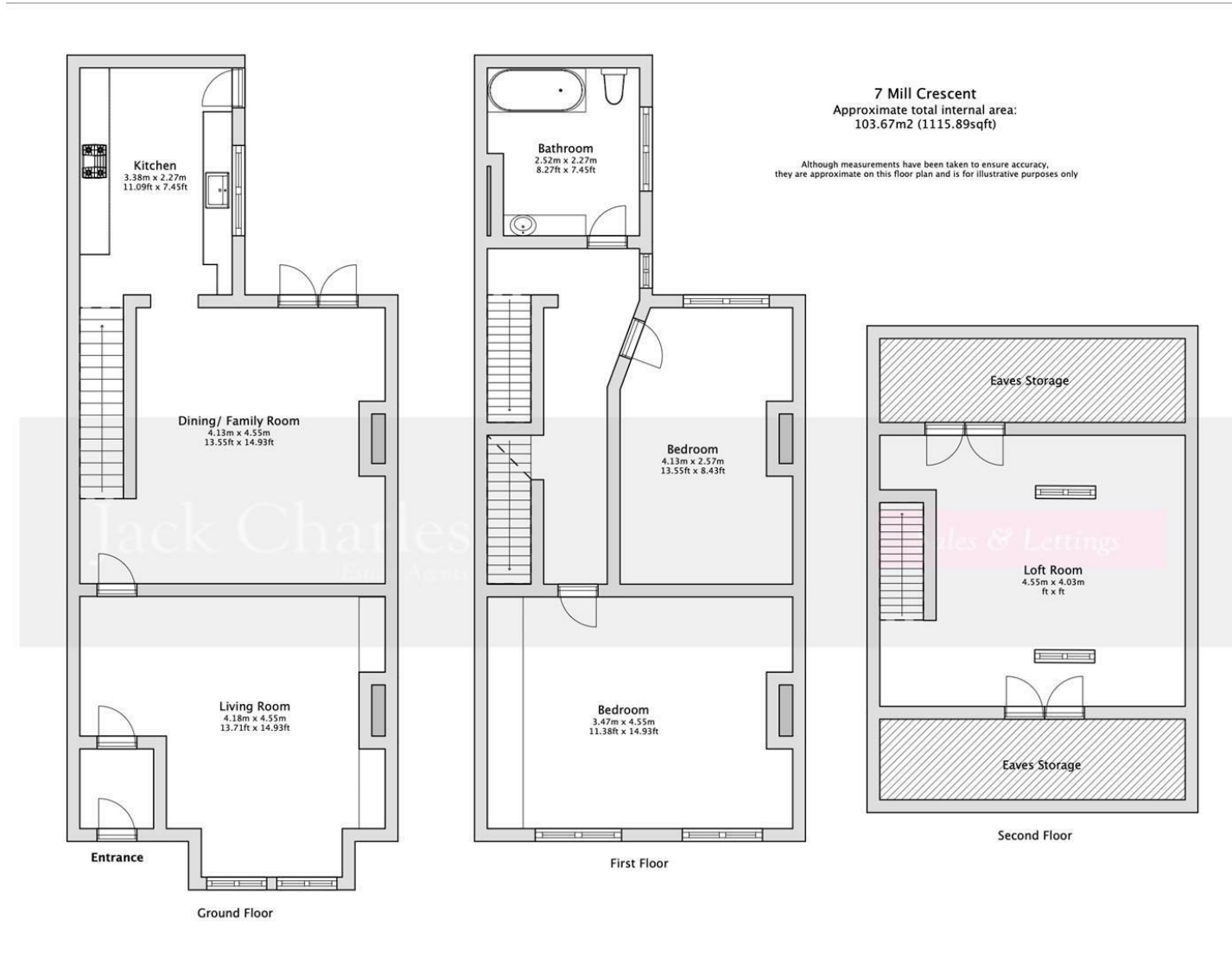


- Terraced House
- Kitchen
- First Floor Bathroom

- Three Bedrooms
- Living Room
- Rear Garden

- Central Location
- Dining Room
- 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
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC

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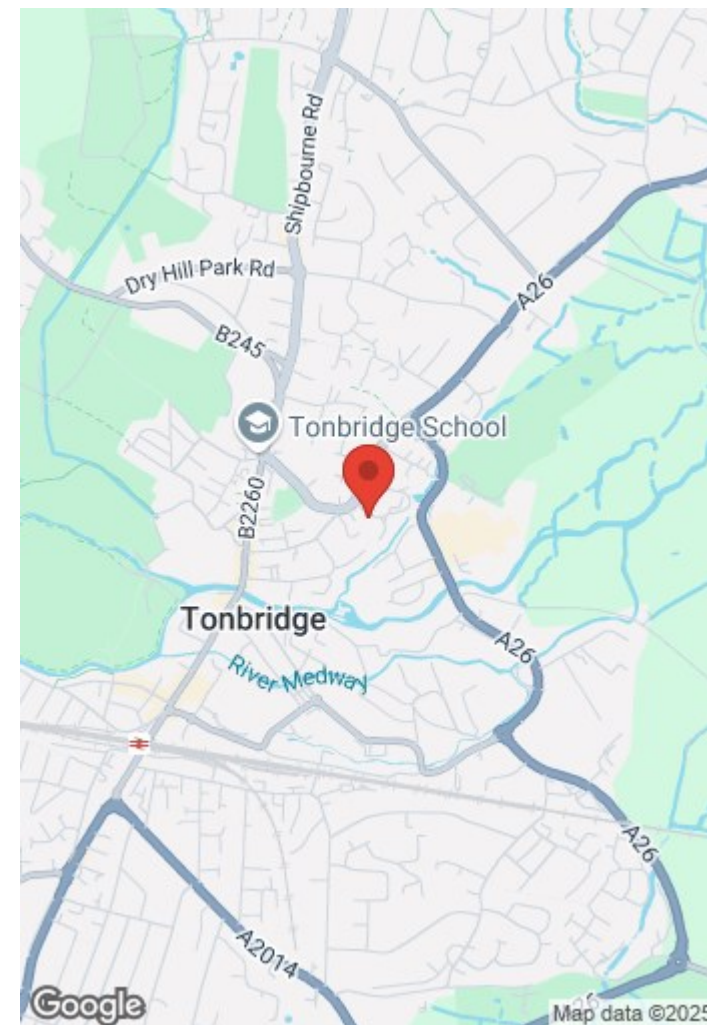
## To Be Sold

Jack Charles are delighted to offer for sale this Victorian end of terraced property situated in a popular location in central Tonbridge and is within easy reach of local primary and secondary schools as well as the High Street. The property is arranged over three floors providing a lovely sitting room to the front, good sized dining room and a kitchen on the ground floor. To the first floor there is a spacious landing leading to two bedrooms and a good size bathroom. There is a staircase leading up to the loft room which has been used as a bedroom in the past and offers great scope to extend STPP to create an ensuite bedroom.

Outside the garden to the rear has a decked area and shrub borders and a small area at the front of the property and there is on street permit parking.

## 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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