



6 Dawes Close, Tonbridge, TN9 1QX.

Guide Price £550,000 - £575,000

Jack Charles
Estate Agents

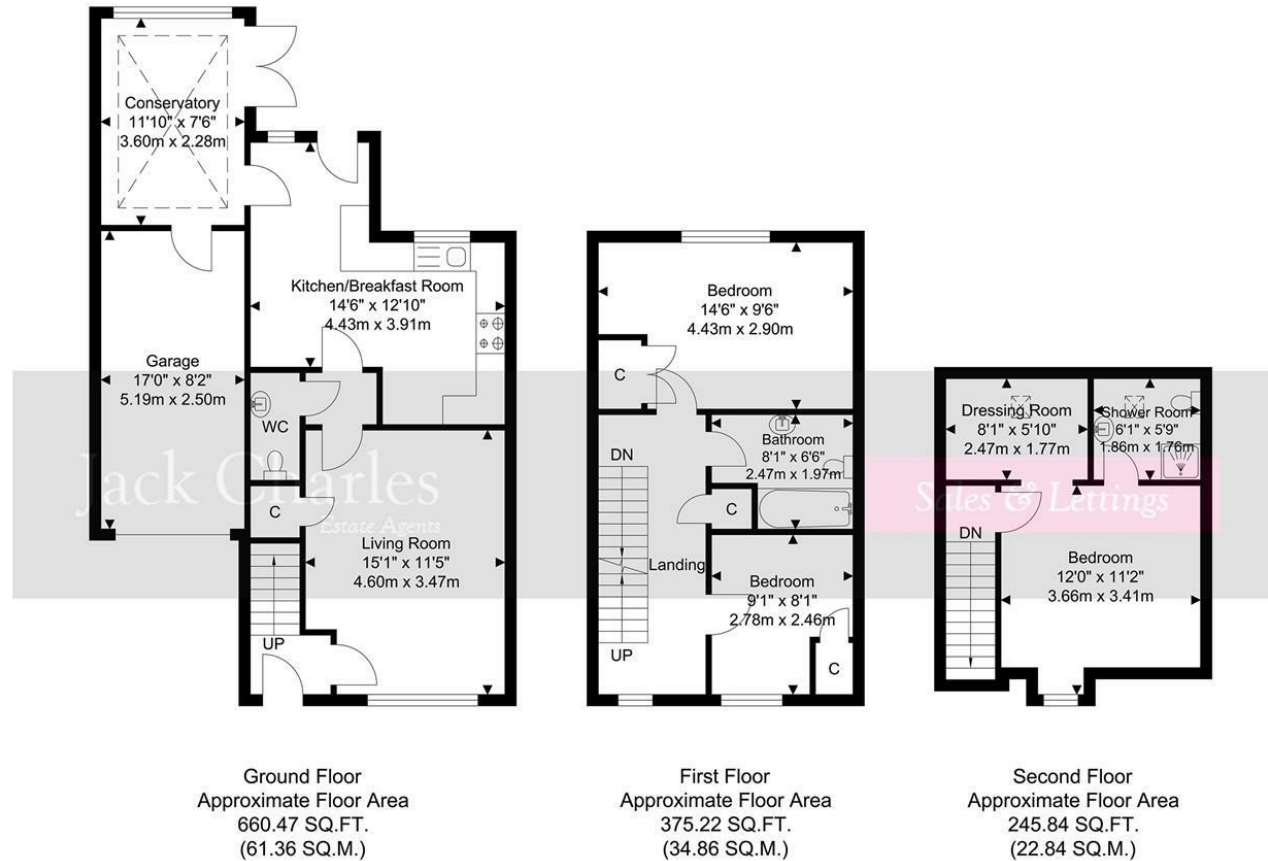
Sales & Lettings

- Town House
- Living Room
- Garage & Off Road Parking

- Three Bedrooms
- Kitchen / Breakfast Room
- Landscaped Garden

- Ensuite & Family Bathroom
- Conservatory / Dining Room
- Central Location Close To 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	Target
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(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:
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

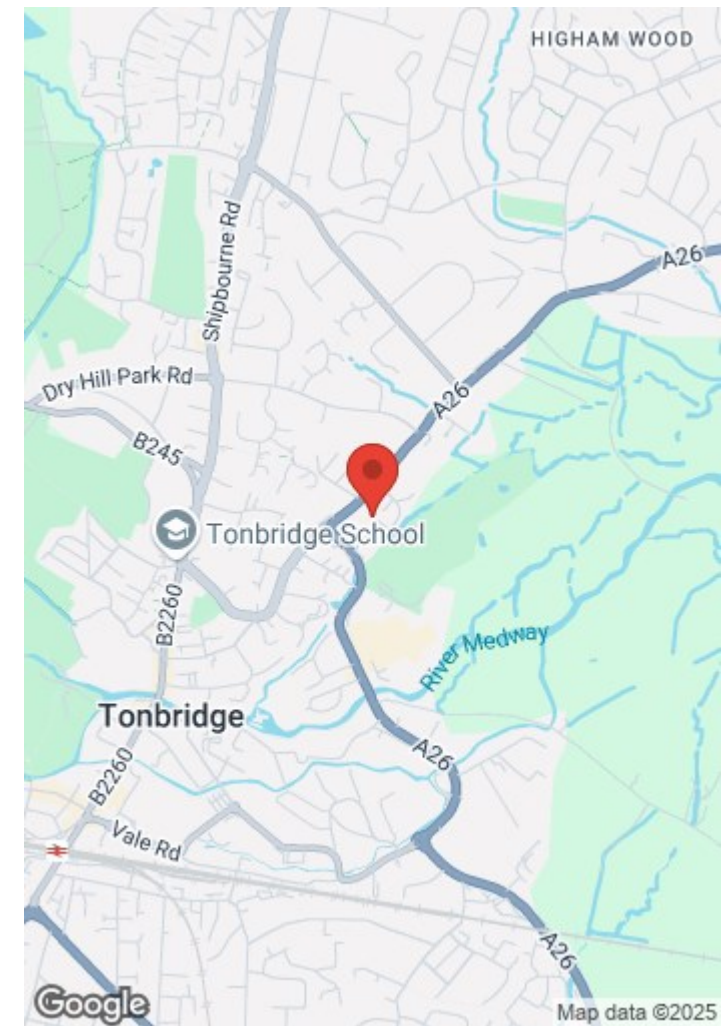
Jack Charles are delighted to offer for sale this wonderful town house situated in a convenient location in a central location within walking distance to the main line station and High Street.

The property ranges over three floors providing well presented and appointed accommodation. You enter into an entrance hall with stairs to the first floor and a door to the living room which is a bright room with an under stairs cupboard and a door leading through to an inner lobby with further doors to a cloakroom/WC & a stunning kitchen / breakfast room. This room provides a range of high quality units, granite work tops integrated dishwasher, wine cooler, double oven, gas hob with extractor above. There is a breakfast bar with space under for stools, two windows to the rear and a door to the rear garden and a further door leading to a conservatory that doubles up nicely as a dining room and provides access to the rear of the garage.

To the first floor there are two bedrooms & a family bathroom and to the second floor is the master bedroom with a walk in wardrobe and ensuite shower room. Outside to the front is parking to the front of the garage. To the rear the garden has been landscaped and designed for low maintenance with raised borders at the rear, artificial grass and a paved patio.

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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