



51 Darwin Drive, Tonbridge, TN10 4SA.

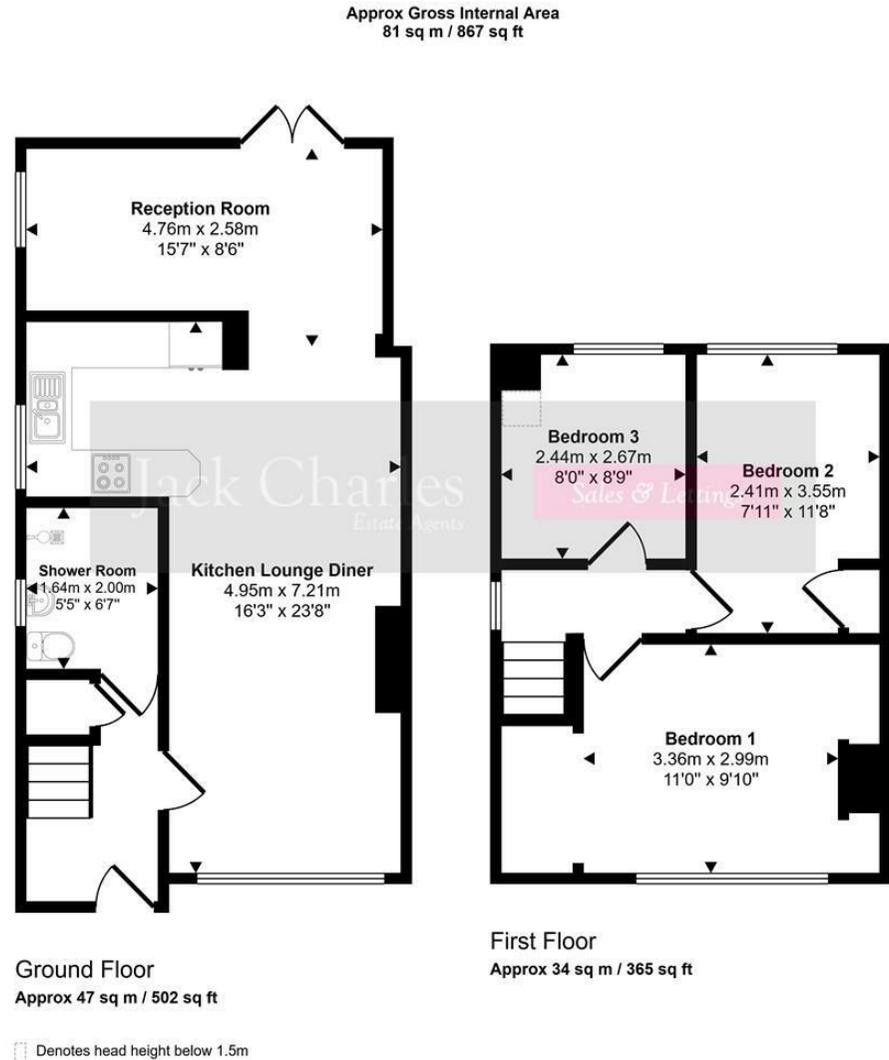
Guide Price £450,000 - £465,000

Jack Charles  
Estate Agents

Sales & Lettings

- Extended Semi Detached House
- Open Plan Lounge/Kitchen/Dining Room
- Garage & Parking
- Three Bedrooms
- Second Reception Room
- Close To Woodlands Primary School
- Shower Room
- Pretty Gardens
- 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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>67</b>
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

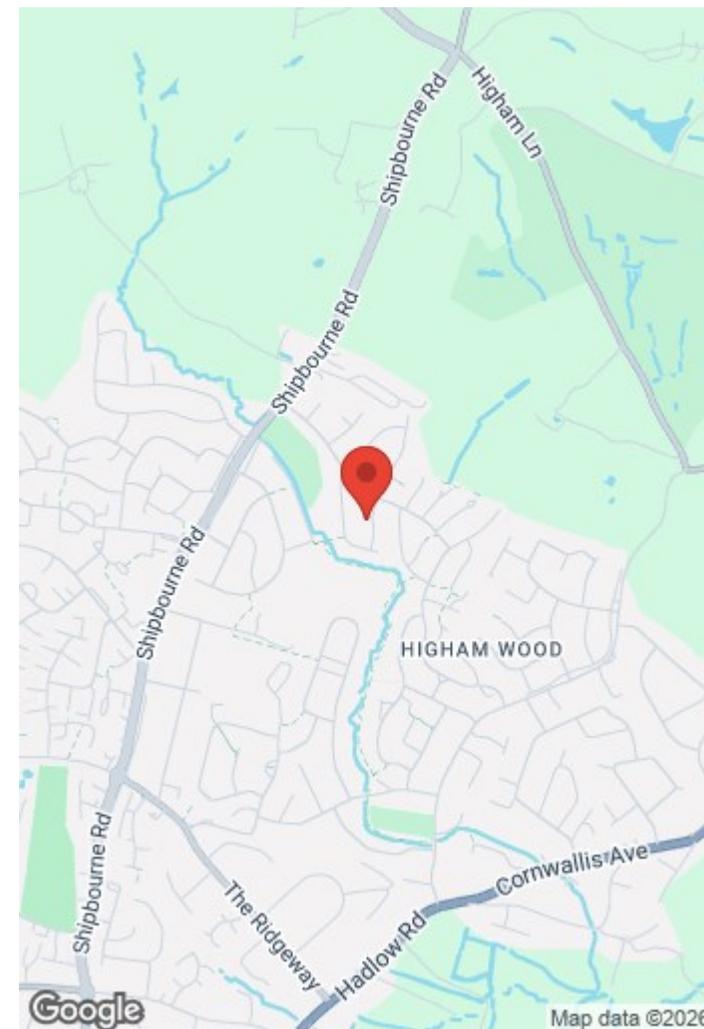
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## To Be Sold

Jack Charles are delighted to offer for sale this well presented and extended three bedroom semi detached house situated in a favoured location close to Woodlands Primary School. and local amenities. The property comprises from an entrance hall which leads to a ground floor shower room with a walk in shower, WC and wash hand basin and a door to a super open plan through lounge / kitchen / dining room. This room has has a feature focal fireplace, window to the front and a a recessed fitted kitchen with breakfast bar, integrated appliances and wooden work tops. There is a square opening through to the rear reception room that could double up as a dining room or playroom with doors that lead out to the garden. To the first floor there are three good sized bedrooms. Outside there are pretty front and rear gardens with flower and shrub borders and a drive providing parking for three cars that lead to a detached garage and a gate to a private rear garden which is laid to lawn with two paved patios. 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).





**Jack Charles**  
*Estate Agents*

**Sales & Lettings**

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