



5 Tonbridge Road, Hildenborough, Tonbridge, TN11 9BH.

Guide Price £500,000 - £525,000

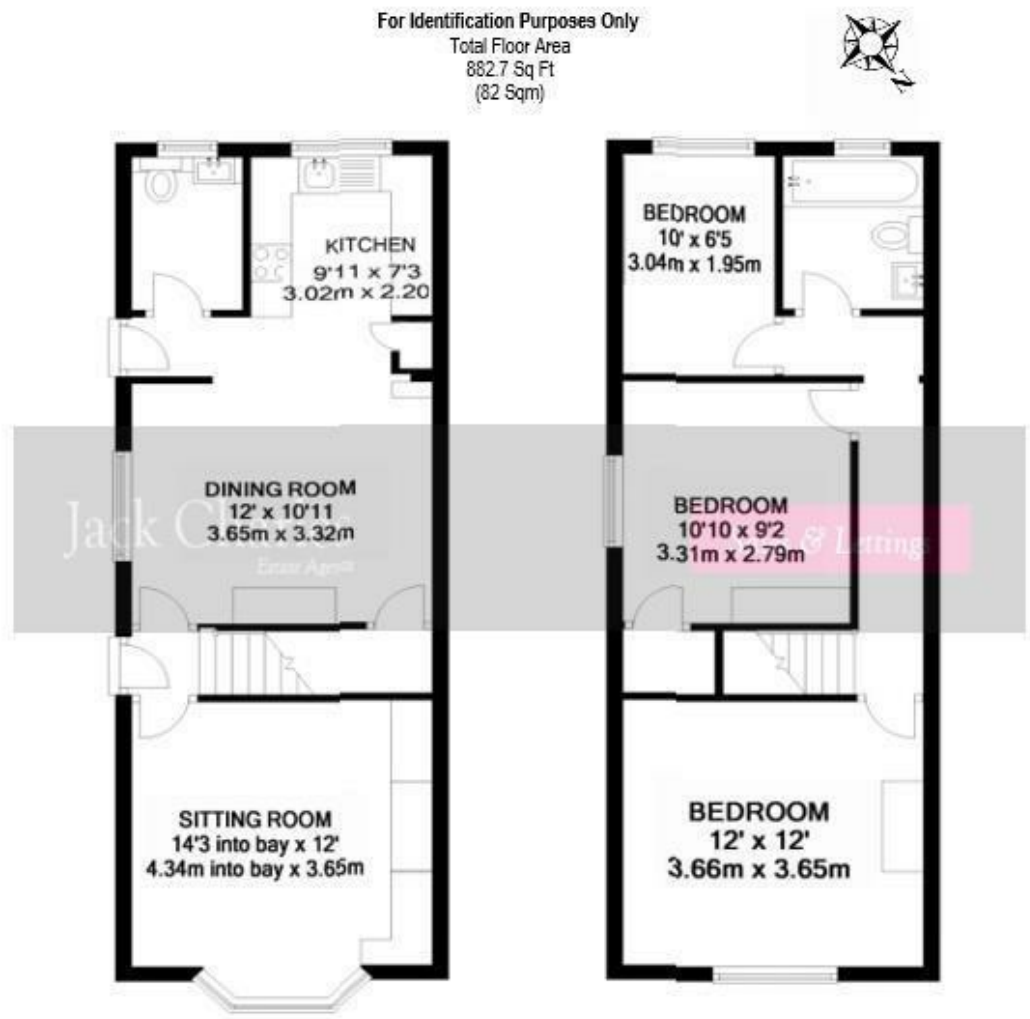
Jack Charles  
Estate Agents

Sales & Lettings



- Semi Detached House
  - Parking
  - Cloakroom/WC
- Three Bedrooms
  - Well Presented
  - Sitting Room
- Long Rear Garden
  - Openplan Kitchen / Dining Room
  - First Floor Bathroom

**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		
Very energy efficient - lower running costs	Current	Target
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>60</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 be appointed agents for the sale of this stunning bay fronted semi detached Victorian property situated in the village of Hildenborough on the walkable outskirts of Tonbridge high street. The property is well presented throughout and boasts an amazing rear garden. Internally the accommodation has been finished to a high standard and comprises: a generous but cosy sitting room with bay window to the front; an open plan dining room and stylish matt white finish kitchen with integrated appliances and Quartz worktops. There is under-stairs storage, a cloakroom WC, and a door to the rear garden. To the first floor there are three bedrooms, a bright landing and a modern family bathroom. To the front of the property is a block paved driveway with side access to the rear garden. The south facing rear garden is full of mature flowers and shrubs, a grey sandstone patio and pathway to the end which has vegetable beds, two sheds and fencing. Viewing comes highly recommended.

## Hildenborough Location

The property is conveniently located being in Hildenborough village and within walking distance to Tonbridge high street. Hildenborough has an excellent mainline train station and large car park and rush-hour commuter bus service to the station. The surrounding countryside offers a variety of walks and there are plenty of village amenities. 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 etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of 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 first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. 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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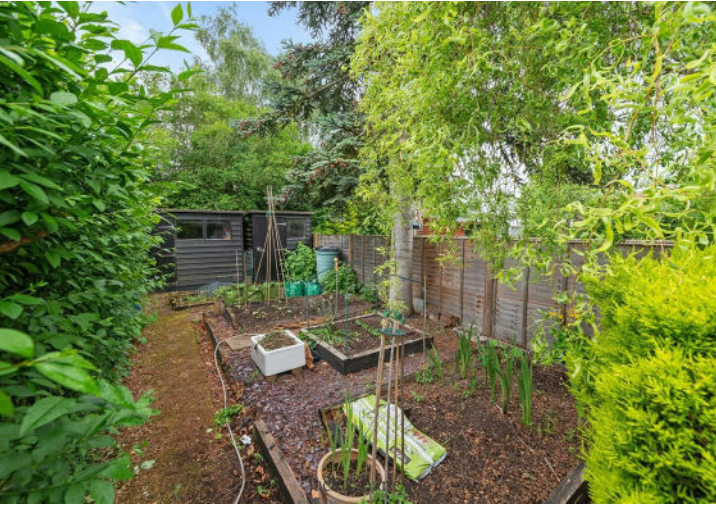
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