



43 Burns Crescent, Tonbridge, TN9 2PT.

Jack Charles

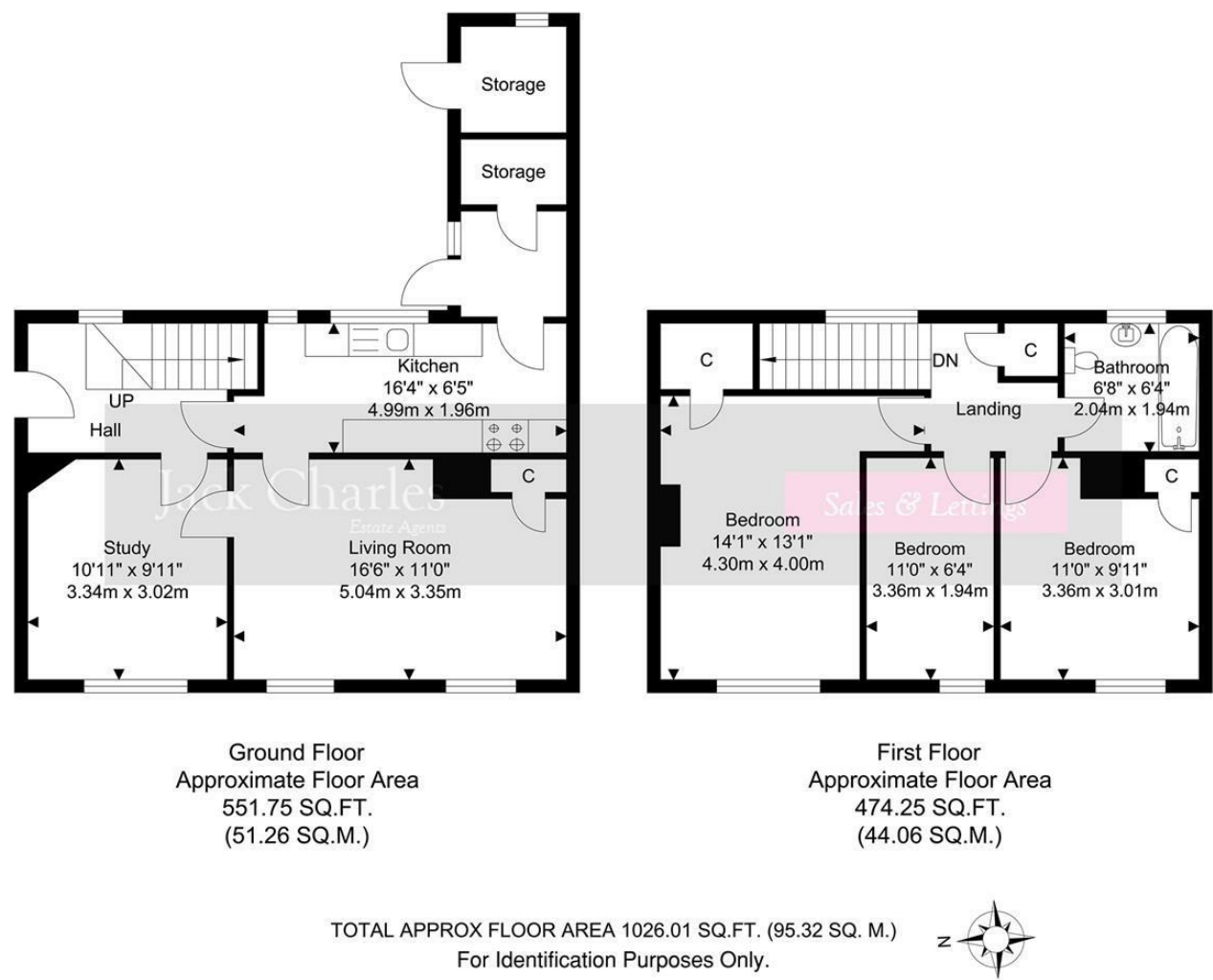
Guide Price £375,000 - £400,000

Jack Charles
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Sales & Lettings

- Three Bedrooms
 - Large Rear Garden
 - Kitchen
- Semi Detached House
 - Potential For Parking STC
 - Dining Room
- Requires Modernisation
 - Living Room
 - Popular South Of Town 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	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	86	
(69-80) C		
(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

Situated to the south of Tonbridge is this charming semi-detached house which presents an excellent opportunity for those looking to create their dream home. With three spacious bedrooms, this property is perfect for families or individuals seeking extra space.

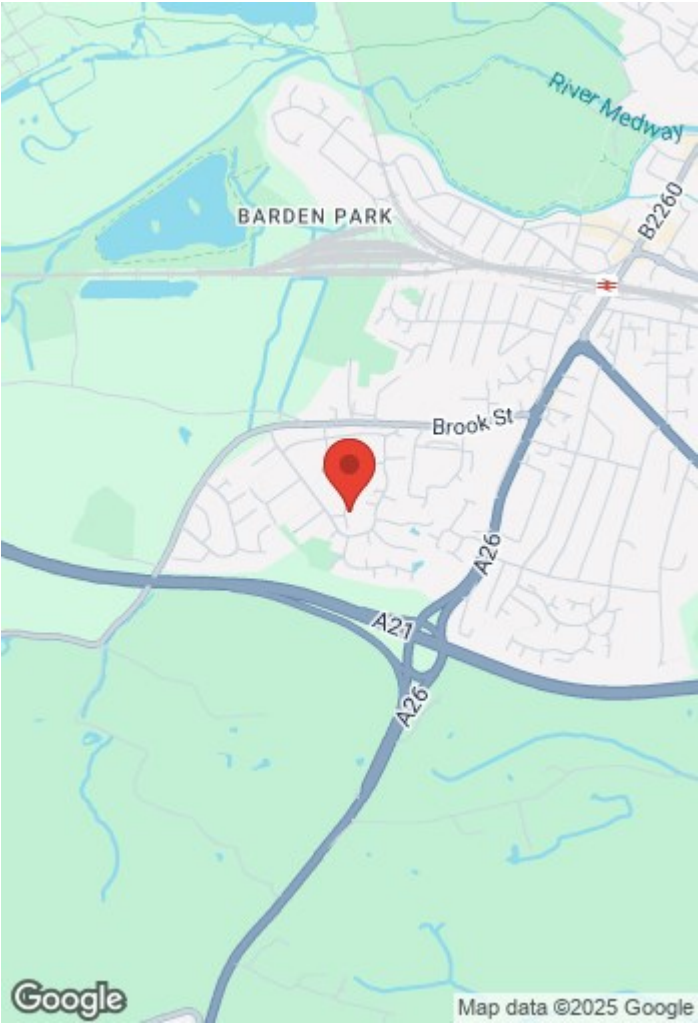
One of the standout features of this property is its large garden, which offers ample outdoor space for relaxation, gardening, or entertaining guests. The garden presents a blank canvas for those with green fingers or for families wishing to create a safe play area for children. Additionally, there is potential for parking, subject to the necessary consent, which is a valuable asset in this location.

While the property does require updating, this presents a unique opportunity for buyers to personalise the space to their taste and style. The popular south side of Tonbridge is known for its friendly community and convenient access to local amenities, popular schools, and transport links, making it an ideal place to settle down.

In summary, this semi-detached house on Burns Crescent is a promising investment for those willing to put in the effort to transform it into a modern family home.

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

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

