



11 Danvers Road, Tonbridge, TN9 1TR.

Guide Price £330,000 - £350,000

Jack Charles  
Estate Agents

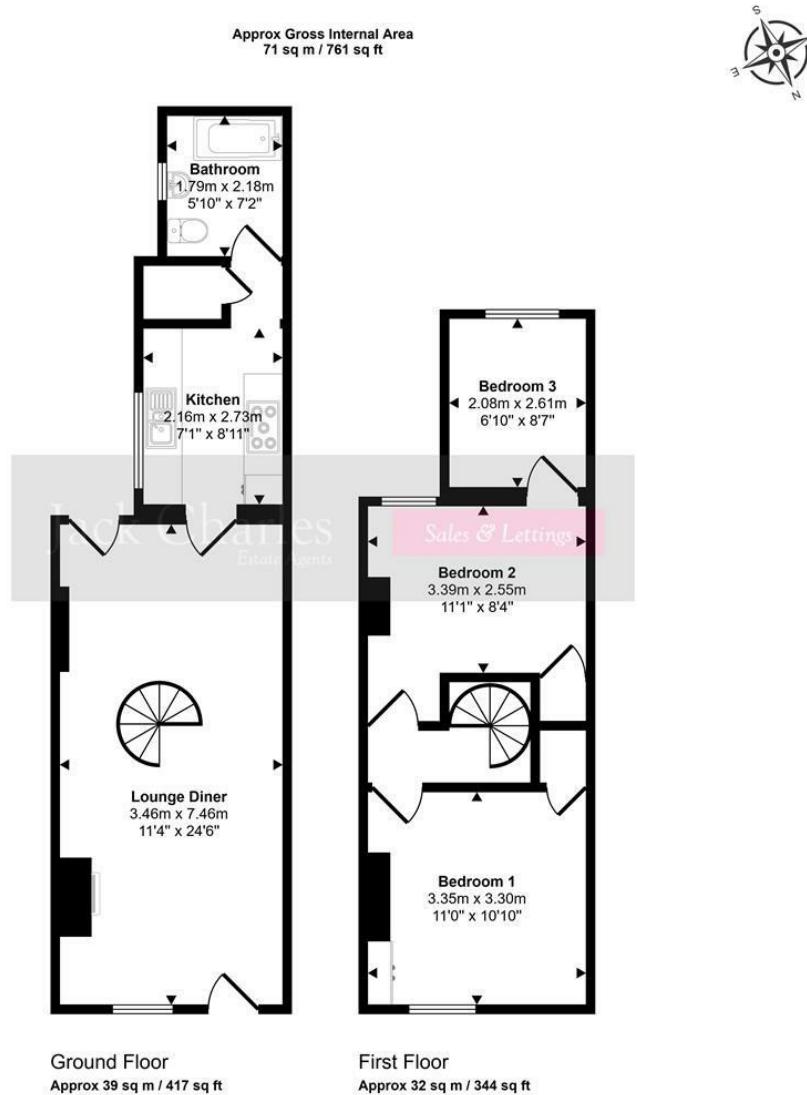
Sales & Lettings

- End Of Terrace House
- Kitchen
- Close To Amenities & High Street

- Three Bedrooms
- Open Plan Lounge / Dining Room
- Ideal Investment Opportunity

- Ground Floor Bathroom
- Walking Distance To Main Line Station
- 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.

#### Important Notice:

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## To Be Sold

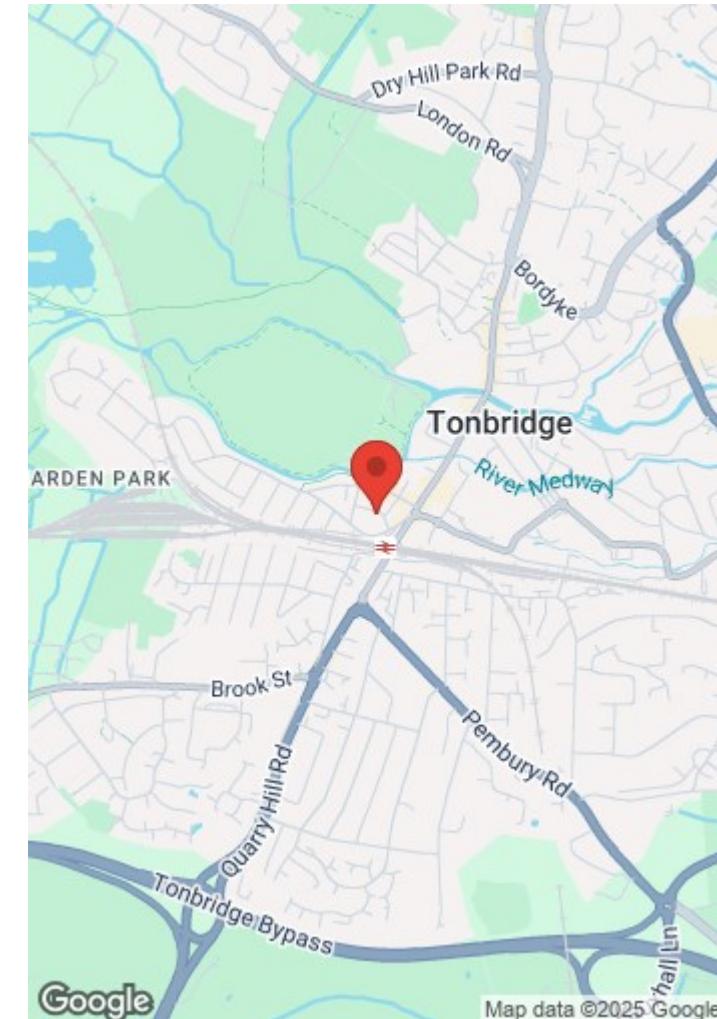
Jack Charles are delighted to offer for sale this well presented end of terrace house situated in a popular location close to Tonbridge mainline railway station and the town centre. The property is light and airy and comprises a lovely open plan living/dining room with a centrally positioned spiral staircase, tiled floor, door to the rear garden and another door leading to a fitted kitchen with integrated fridge and freezer, tiled flooring and another door leading to the bathroom.

Upstairs there is a small landing, three bedrooms, two of which are double, and the second bedroom leads to the 3rd bedroom.

Outside there is an enclosed rear garden. In our opinion the property is an ideal investment having been rented out. It is also a great first time purchase and is being sold with no forward chain.

## 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).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		55
(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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