



61 Shipbourne Road, Tonbridge, TN10 3DX.

Jack Charles
Estate Agents

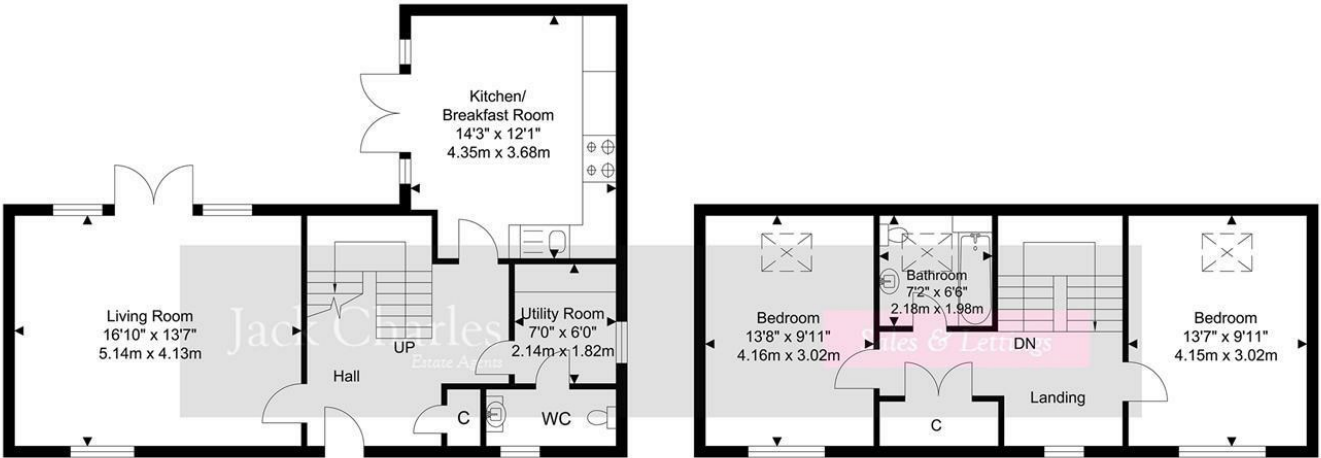
Asking price £495,000

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Sales & Lettings

- Modern Detached House Built in 2018
- Kitchen / Dining Room
- Sunny Walled Courtyard Garden
- Viewing Recommended
- 2 Double Bedrooms
- Living Room
- Bathroom
- Separate Utility Room
- Close to High Street & Walking Distance to Station
- Prime Tonbridge Location

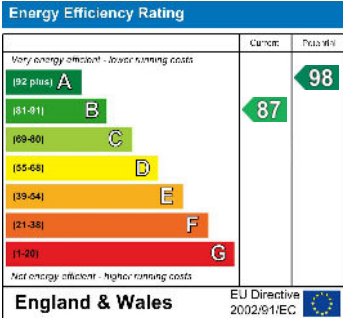
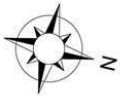
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Ground Floor
Approximate Floor Area
621.07 SQ.FT.
(57.70 SQ.M.)

First Floor
Approximate Floor Area
479.20 SQ.FT.
(44.52 SQ.M.)

TOTAL APPROX FLOOR AREA 1100.28 SQ.FT. (102.22 SQ. M.)
For Identification Purposes Only.



Important Notice:
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To Be Sold

Situated a short walk from the top of the High Street is this delightful detached house, built in 2018, the property offers a perfect blend of modern living and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a comfortable home.

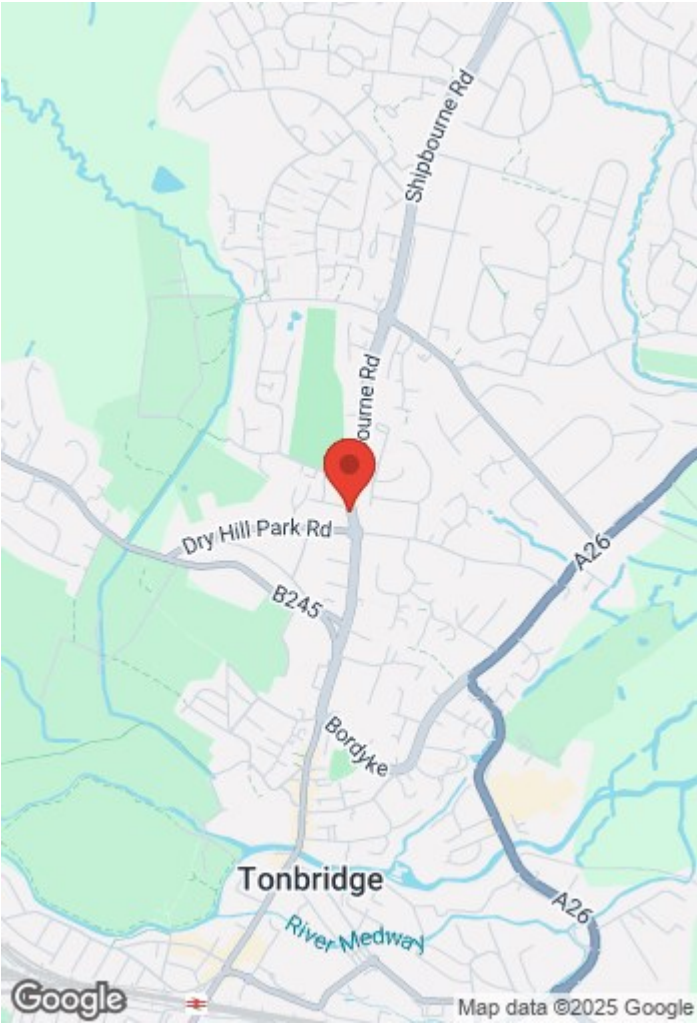
Upon entering, you are welcomed into a spacious entrance hall which leads to a lovely reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a pleasant environment throughout. Both the living room and the kitchen / dining room have access out the beautiful sunny walled courtyard garden, an ideal spot for enjoying morning coffee or hosting summer barbecues. This outdoor space is not only private but also adds a touch of tranquillity to your living experience. There is also a seperate utility room and separate cloakroom / WC. Upstairs there is a spacious landing, high ceilings and both bedrooms are serviced by a contemporary bathroom, ensuring that your daily routines are both comfortable and stylish.

Other benefits include government recommended eco-efficient Air-Source Heat Pump (ASHP) system for central heating and hot water, Insulation is type (14 layer) with a efficiency rating B, and there is underfloor heating throughout with individual thermostats in each room, including upper and lower hall areas

One of the standout features of this home is its prime location. It is within walking distance to both the train station and the bustling high street, making it incredibly convenient for commuting and accessing local amenities. You will find a variety of shops, cafes, and restaurants just a short stroll away, enhancing the appeal of this lovely property.

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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