



136 Pembury Road, Tonbridge, TN9 2JJ

Jack Charles
Estate Agents

Guide Price £750,000 - £800,000

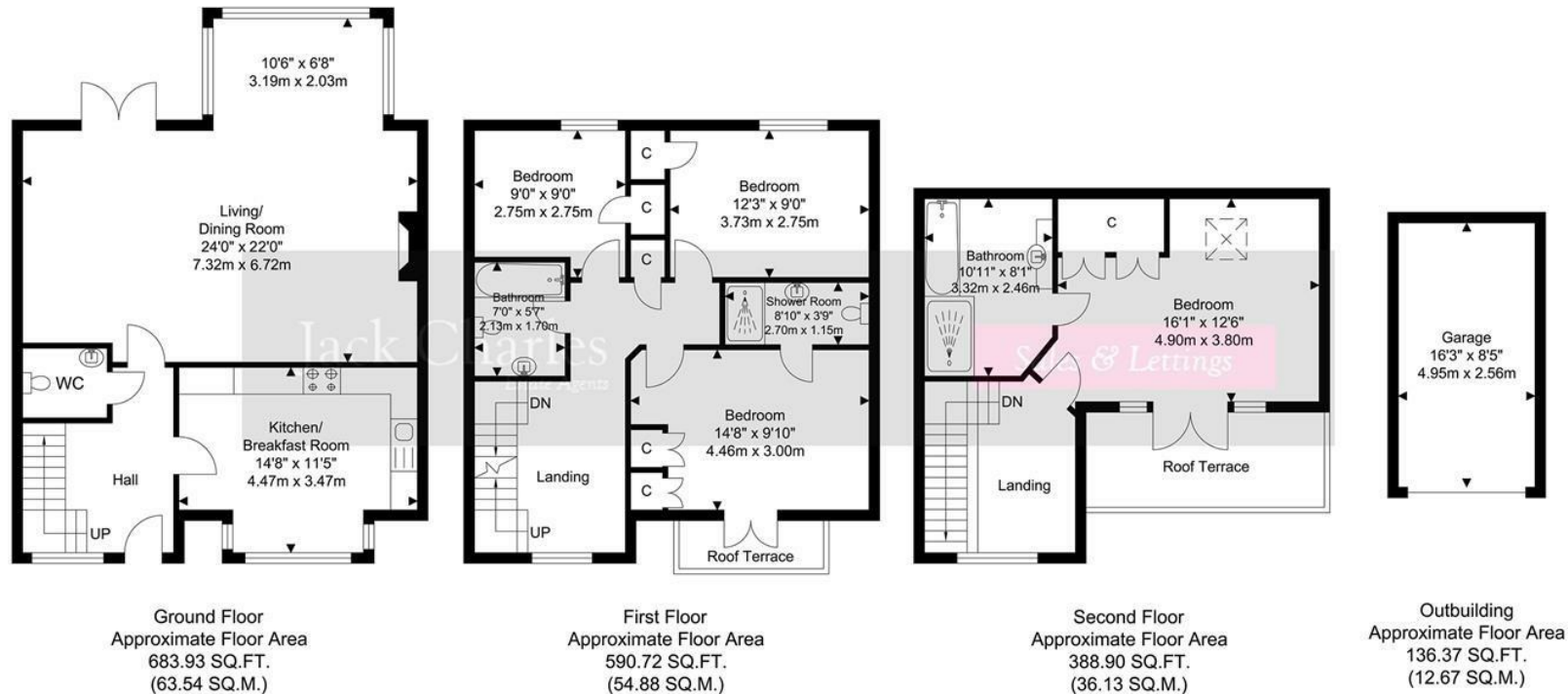
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Sales & Lettings

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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.

- 4 spacious bedrooms in a prestigious gated development
- 3 modern bathrooms
- Spacious lounge / dining Room
- Kitchen / Breakfast room
- Walking distance to station
- Close to High Street
- Ranges over three floors
- Garage and parking
- Built in 2010
- Viewing recommended



TOTAL APPROX FLOOR AREA 1799.94 SQ.FT. (167.22 SQ. M.)

For Identification Purposes Only.



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To Be Sold

Set back off the Pembury Road is this splendid house which offers a perfect blend of modern living and convenience. Built in 2010, the property is part of a prestigious gated development, ensuring both security and a sense of community.

Spanning three well-presented floors, this home boasts four spacious bedrooms, providing ample space for families or those who enjoy having guests, three bathrooms, including en-suite facilities, and to the ground floor the property features a generous reception room, ideal for entertaining or relaxing which opens out onto the garden.

The location is particularly advantageous, as it is within walking distance to the main line station, making commuting to London and beyond effortless. Additionally, the vibrant High Street is nearby, offering a variety of shops, cafes, and amenities.

Completing this impressive property is a south facing rear garden laid to artificial grass with a paved patio designed for low maintenance. There is also parking and a garage providing extra storage space.

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).



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







