



9 Correnden Road, Tonbridge, TN10 3AT.

Guide Price £900,000 - £950,000

Jack Charles
Estate Agents

Sales & Lettings

- 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

Key energy affects: *Water/insulation*

Energy Efficiency Class	Current Rating	Target Rating
A (Green)		
B (Light Green)		
C (Green)		
D (Yellow)	60	67
E (Orange)		
F (Red-Orange)		
G (Red)		

Key energy affects: *Walls/insulation*

England & Wales

EU Directive 2002/91/EC

Energy Efficiency Rating: 60 (Current), 67 (Target)

Important Notice:
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To Be Sold

Nestled on the borders of Tonbridge & Hildenborough, this impressive detached house, built in 1964, offers a wonderful blend of space and flexibility for modern family living. With four / five well-proportioned bedrooms and two bathrooms, this property is perfect for those seeking comfort and convenience.

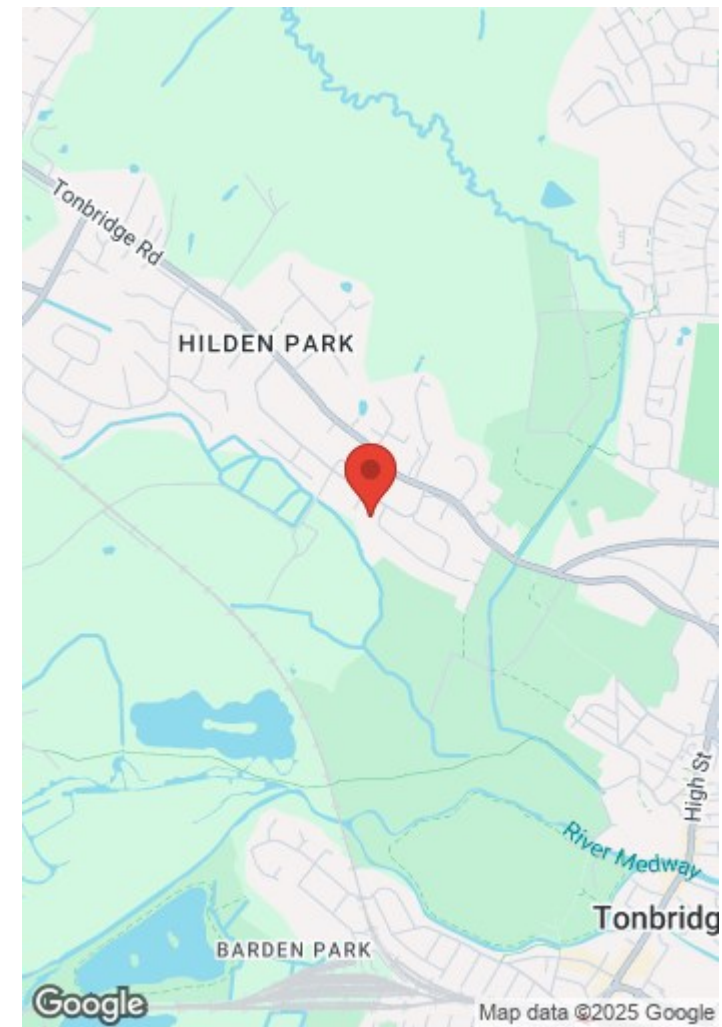
Upon entering, you will find two inviting reception rooms, including a spacious open-plan living and dining area that serves as the heart of the home. This layout is ideal for both entertaining guests and enjoying quiet family evenings. The kitchen / breakfast room is a delightful space, while the separate utility room adds practicality.

The property boasts a long triangular shaped garden, providing ample outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. Additionally, there is generous parking available for up to six vehicles and a double garage, ensuring that you and your guests will never be short of space.

For those with an eye for potential, there is scope for further expansion, subject to planning permission, allowing you to tailor the home to your specific needs. This property truly offers a unique opportunity to create your dream family home in a desirable location. Don't miss the chance to make this delightful house your own.

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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