



36 Framley Road, Tonbridge, TN10 4HS.

Jack Charles  
ESTABLISHED 1944

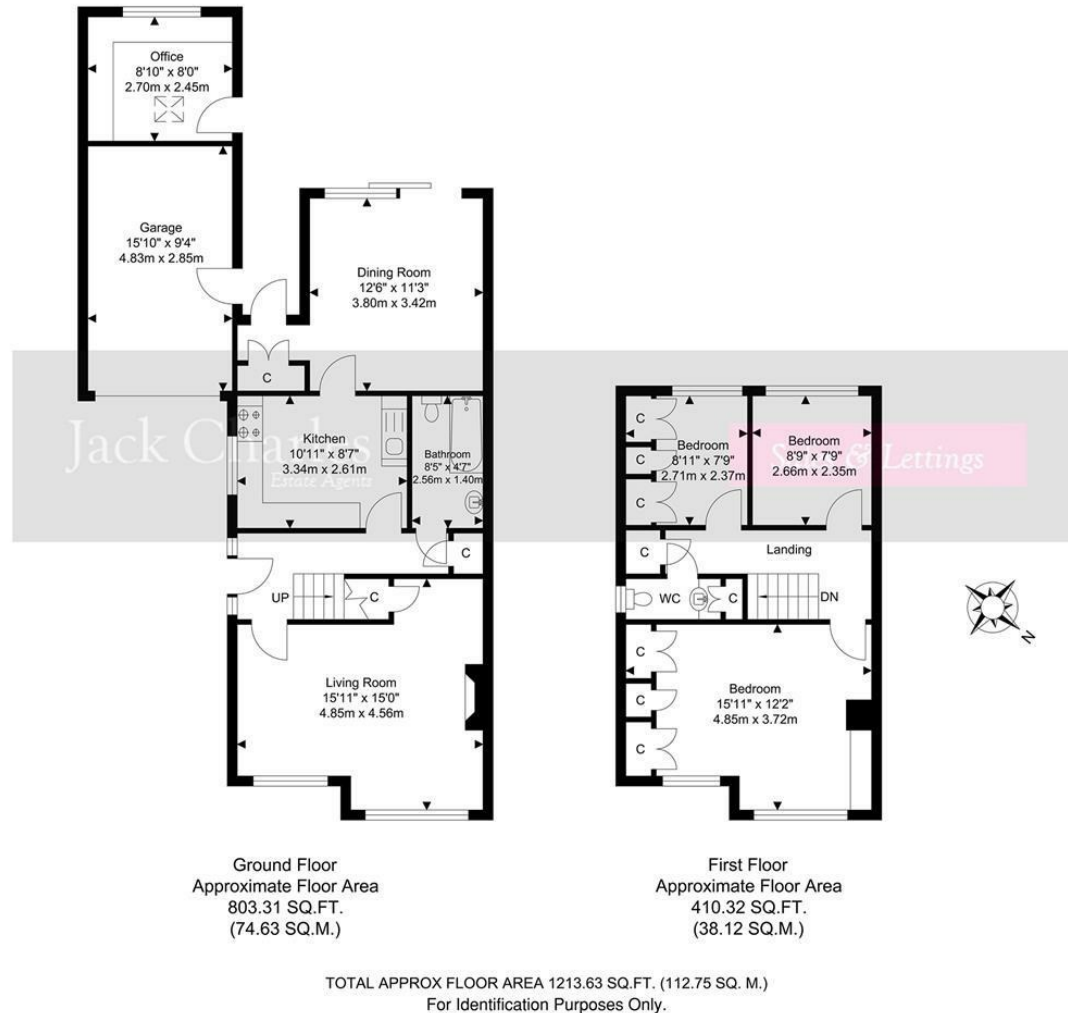
Guide Price £525,000 - £550,000

Jack Charles  
Estate Agents

Sales & Lettings

- Semi Detached House
- Modern Family Bathroom
- Beautifully Maintained Rear Garden
- Three Bedrooms
- Home Office / Studio
- Excellent Access to Local Schools and Amenities
- Two Reception Rooms
- Garage and Driveway Parking
- 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.



| Energy Efficiency Rating                     |   | Current                 | World |
|--|---|-------------------------|-------|
| Very energy efficient - lowest 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  |   |                         |       |
| <b>England &amp; Wales</b>                   |   | EU Directive 2002/91/EC |       |

Current rating: **57** (D)  
 World rating: **75** (C)

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## To Be Sold

Jack Charles are delighted to offer for sale this superb three-bedroom semi-detached home situated in a sought-after residential area of North Tonbridge. Beautifully presented and extended to the rear, this property provides a wonderful balance of practical family living and contemporary comfort, complete with a home office and a private south-facing garden.

Inside the entrance hall leads into a bright and spacious living room, tastefully decorated and featuring a modern fireplace and fitted cabinetry, the kitchen offers a range of modern wall and base units with granite-effect worktops, integrated appliances, and tiled splash backs. A door connects through to the dining room, a generous extension to the rear with wood flooring and large sliding doors opening directly to the garden.

A ground floor bathroom with a modern white suite and contrasting black tiling completes the ground level, along with useful storage cupboards. To the first floor the principal bedroom is a particularly good size and benefits from fitted wardrobes and a pleasant outlook to the front. There are two further bedrooms and a separate WC, ideal for family convenience.

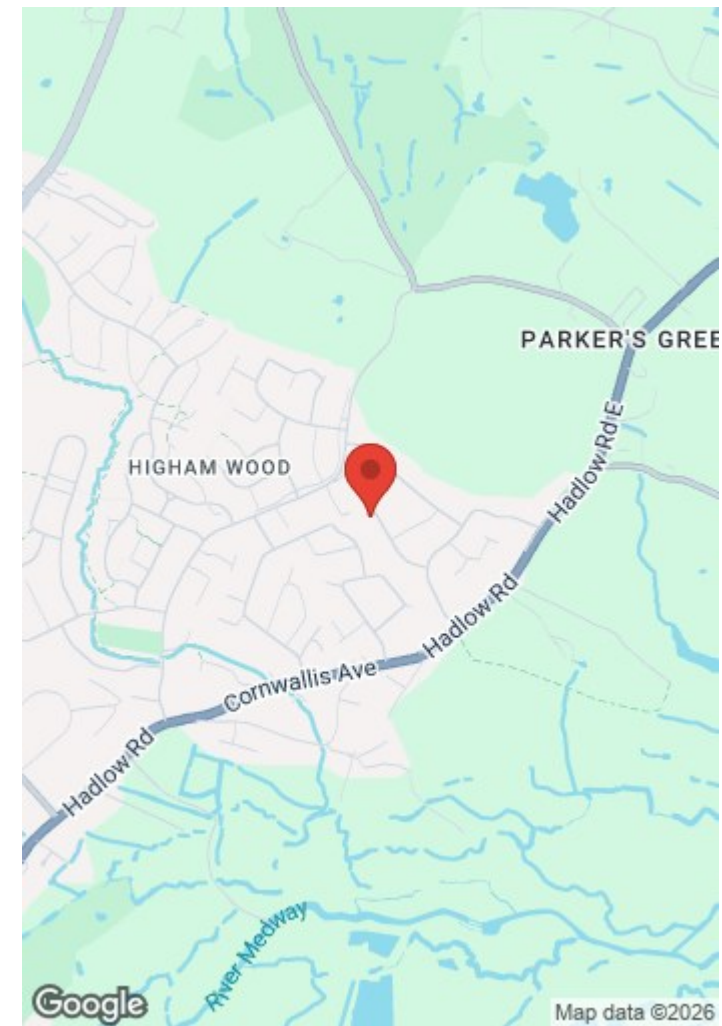
## Outside

To the front, there is a spacious block-paved driveway providing off-road parking for several vehicles and access to the garage. Behind the garage sits a dedicated home office with skylights and double glazing — perfect for remote work or hobbies.

The rear garden is mainly laid to lawn with a generous patio area ideal for entertaining, a feature pond, and a timber shed at the far end. It offers a good degree of privacy with maturely planting.

## 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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Estate Agents

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