



20 Hectarage Road, Tonbridge, TN9 2DP.

Guide Price £425,000 - £450,000

Jack Charles
Estate Agents

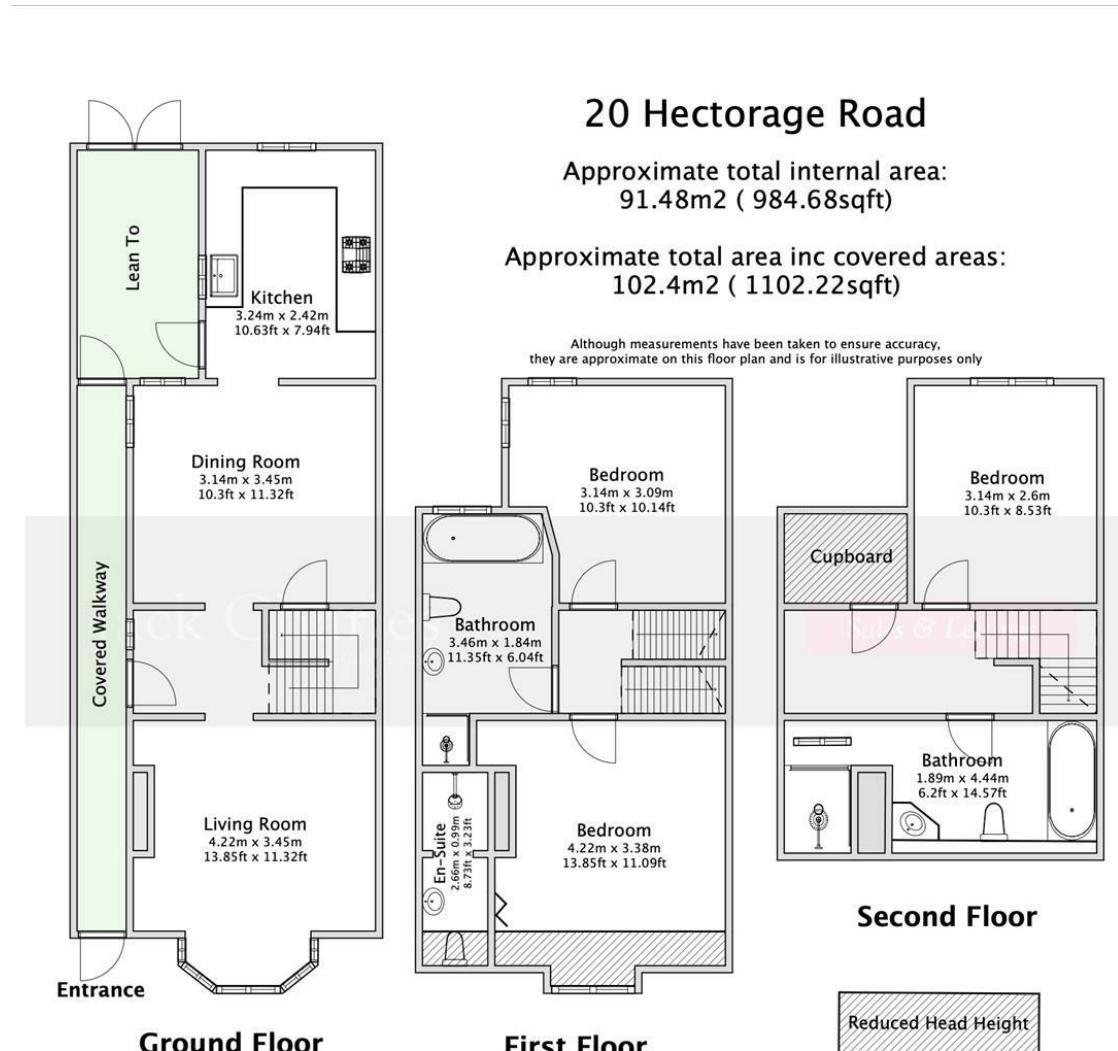
Sales & Lettings

- Semi Detached House
- Kitchen
- Parking

- Three Bedrooms
- Living Room
- Close To Main Line Station

- Three bathrooms
- Garden
- 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	Exceed
Very energy efficient - lower energy costs	(92 plus) A		
(81-91) B			74
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Not energy efficient - higher energy costs

England & Wales EU Directive 2002/91/EC

Important Notice:

These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

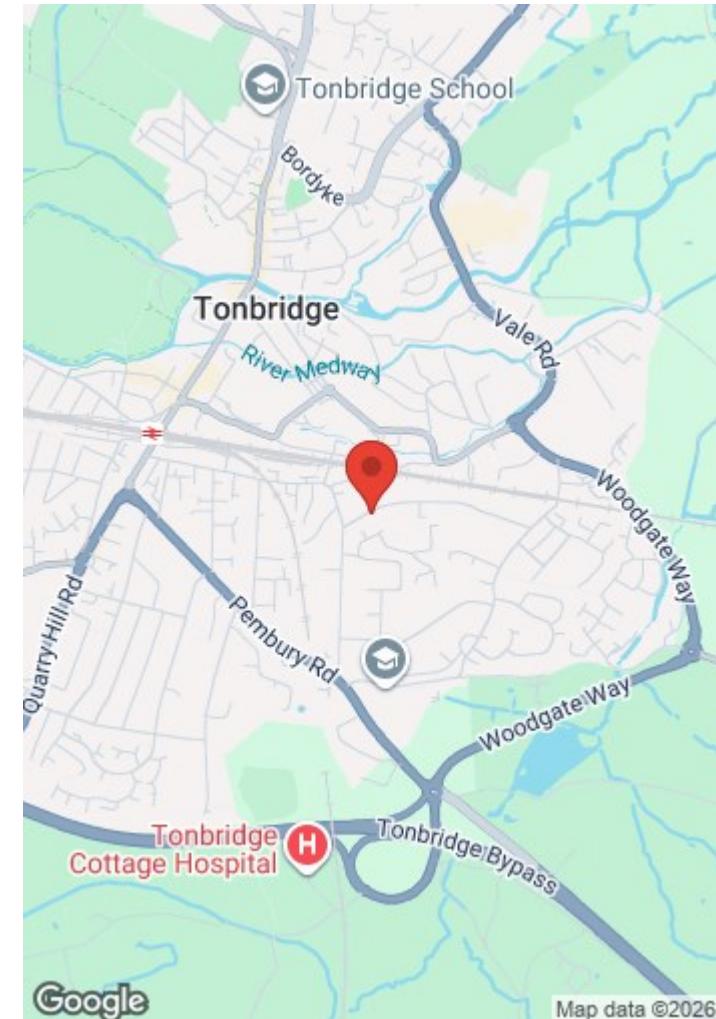
Jack Charles are delighted to offer for sale this delightful three-bedroom period house situated to the south side of Tonbridge. As you enter the home, you are welcomed into a small hall that leads to a spacious sitting room to the front, providing a warm and inviting atmosphere. The kitchen and dining room is thoughtfully designed, offering additional space for the family. The three bedrooms are generously sized each being serviced by a bathroom or ensuite.

Outside, the garden provides a lovely outdoor space. There is also parking at the front of the property.

The property is within easy reach of local amenities, schools, and transport links, making it an ideal purchase for those seeking both convenience and a popular residential setting.

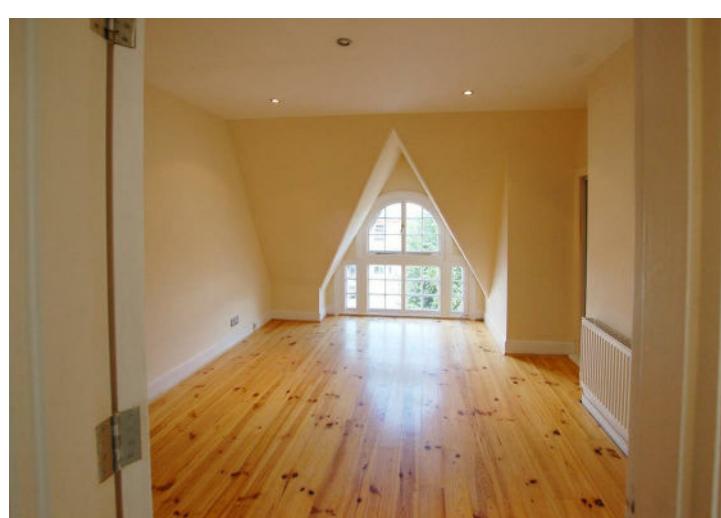
Tonbridge Location

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).



Jack Charles





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Sales & Lettings

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