



56 Lavender Hill, Tonbridge, TN9 2AU.

Guide Price £300,000 - £325,000

Jack Charles
Estate Agents

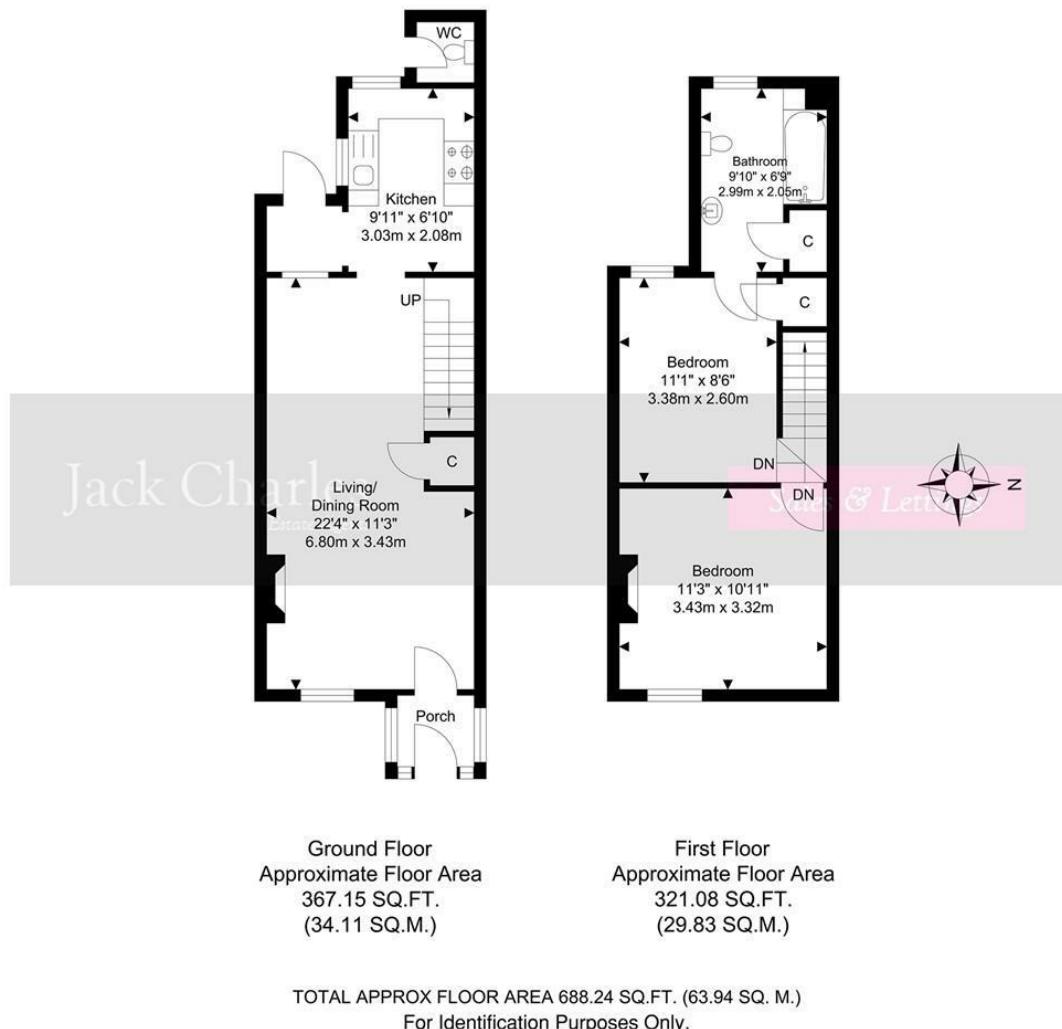
Sales & Lettings

- End Of Terrace House
- Through Lounge
- Close To Station & High St

- Two Bedrooms
- Kitchen
- On Street Permit Parking

- First Floor Bathroom
- Garden
- Viewing 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	Potential
Very energy efficient - lower energy costs			
(92 plus)	A		
(81-91)	B		80
(70-80)	C		
(51-68)	D		58
(39-54)	E		
(21-38)	F		
(1-20)	G		
Very energy inefficient - 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 this attractive two bedroom end of terrace home, set in a highly convenient Tonbridge location just moments from the High Street and mainline station. Combining characterful features with modern comforts, this property presents an excellent opportunity for buyers looking for both lifestyle and practicality.

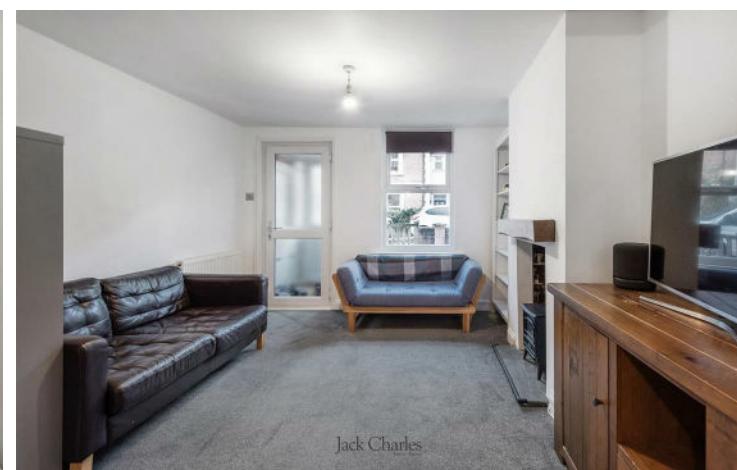
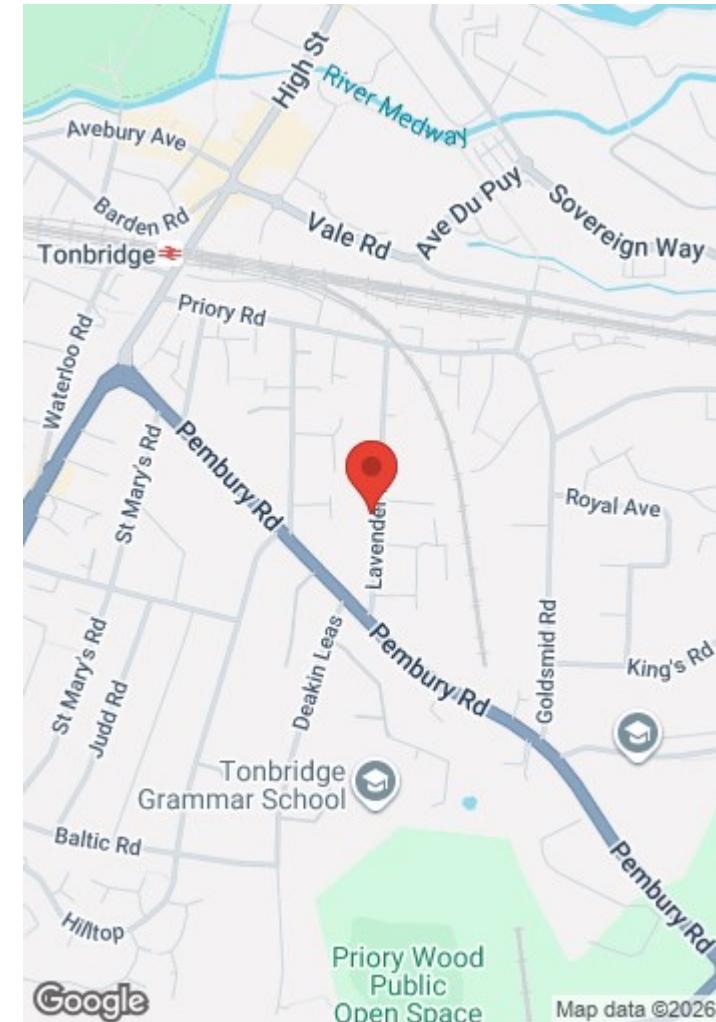
The ground floor accommodation opens via an entrance porch into a well arranged living space, the spacious sitting room flows naturally into a dining area, creating a sociable and versatile space ideal for both everyday living and entertaining. The kitchen is positioned to the rear of the property and offers a functional layout suited to day to day use,

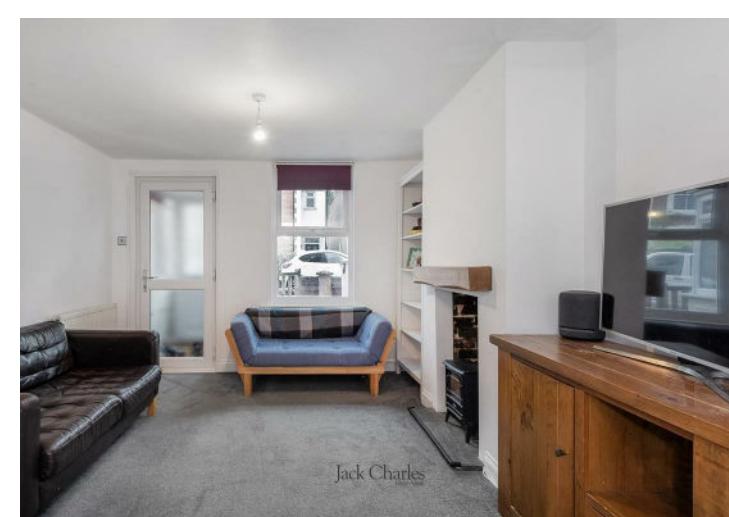
On the first floor are two generous double bedrooms, each offering comfortable proportions, along with a bathroom. You currently go through bedroom two to the bathroom and the second bedroom could be divided up to provide a landing to the bathroom if separation was needed. The property is well presented throughout making it an ideal option for those seeking a home ready to enjoy from day one.

Outside, the rear garden provides a fantastic extension of the living space. Substantial in size and offering a range of possibilities, it is perfectly suited for outdoor dining, gardening or simply enjoying a private outdoor retreat.

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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