



69 Pembury Road, Tonbridge, Kent, TN9 2JF.

Asking price £700,000

Jack Charles
Estate Agents

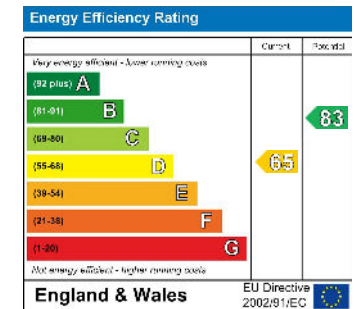
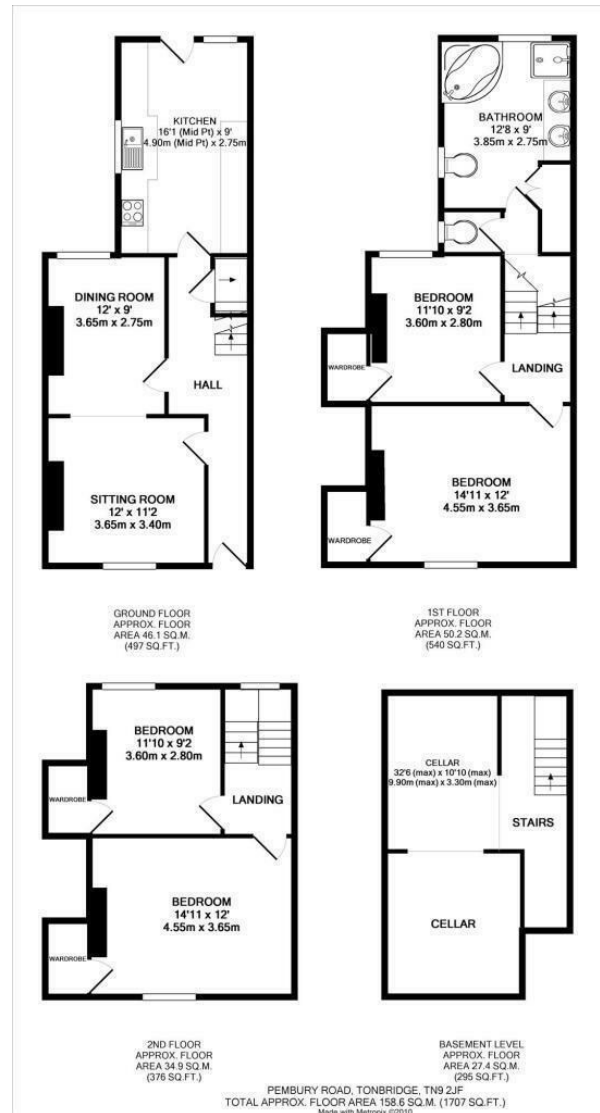
Sales & Lettings

- Victorian Town House
- Kitchen
- 100 FT Rear Garden

- Three Floors + Cellar
- Sitting Room
- Central Location

- Four Bedrooms
- Dining Room
- Close To Station

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.



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 generously proportioned four bedroom family home, understood to date back to the 19th Century, ideally situated within easy walking distance of Tonbridge main line station and the town centre as well as renown schools such as Judd school and Tonbridge girls grammar.

The ground floor provides two well balanced reception rooms, including an attractive living room featuring original wooden flooring and a double glazed window to the front. An open archway leads through to the dining room, again with original flooring and views over the rear garden.

To the rear of the property, the kitchen is fitted with modern high gloss units, complemented by granite effect work surfaces and a breakfast bar. There is an inset sink and a range of integrated appliances, including fridge freezer, dishwasher, washing machine and tumble dryer. A door from the hallway provides access to a spacious cellar.

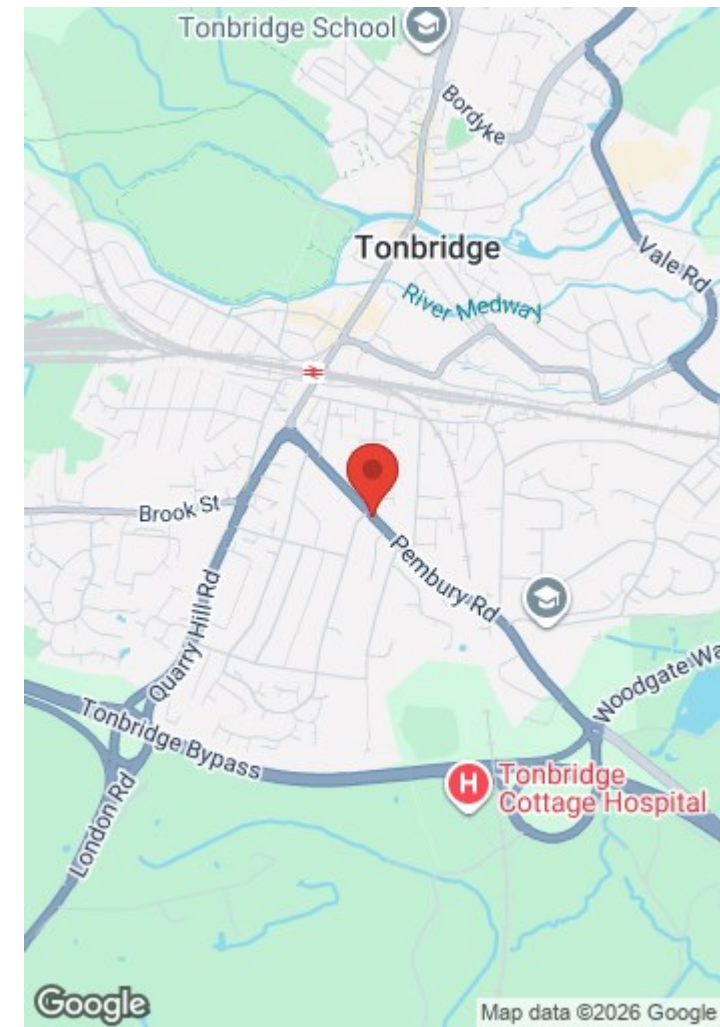
On the first floor, there is a large family bathroom fitted with twin wash hand basins, W.C, corner bath and separate shower cubicle, in addition to a further separate W.C from the landing. Two double bedrooms are found on this level, both benefitting from deep fitted wardrobes, one to the front and one overlooking the rear garden.

The second floor offers two further double bedrooms, each with fitted wardrobes.

Outside, the property features a well established rear garden extending to approximately 100 feet in length.

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
Estate Agents

Sales & Lettings

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

30 London Road
Sevenoaks
Kent TN13 1AP
Tel: (01732) 678 678

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

