

8 Purcell Avenue, Tonbridge, TN10 4DP.

Guide price £475,000 - £500,000

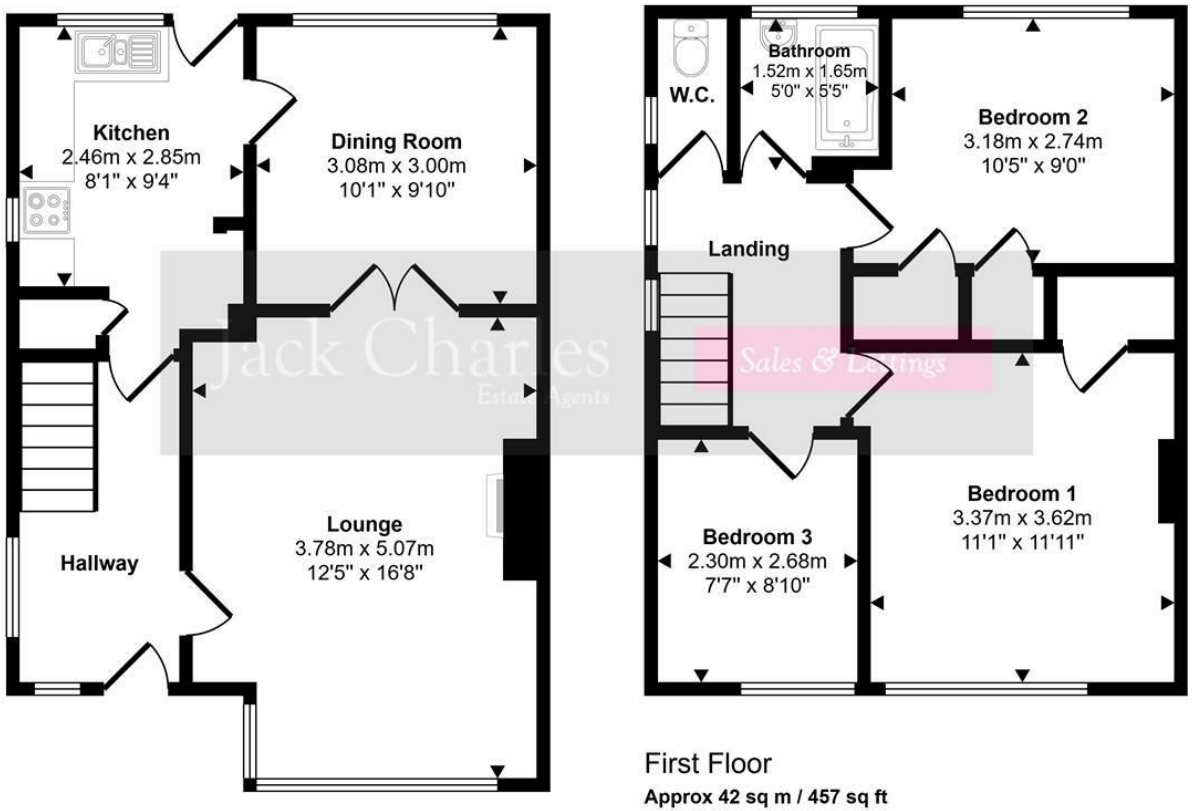
Jack Charles
Estate Agents

Sales & Lettings

- Semi Detached House
- Garage & Parking
- Kitchen
- Three bedrooms
- Lounge
- Lovely Garden
- Scope To Extend
- Dining Room
- In Need of Some Improvement

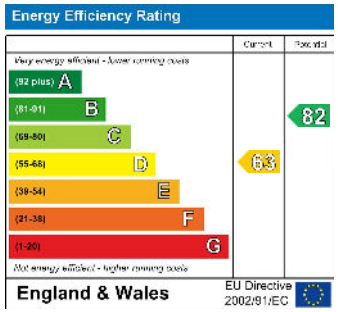
**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

**Approx Gross Internal Area**
**86 sq m / 931 sq ft**




Ground Floor
**Approx 44 sq m / 475 sq ft**

First Floor
**Approx 42 sq m / 457 sq ft**




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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## To Be Sold

Jack Charles are delighted to offer this three-bedroom semi detached home, set in a sought after location and offering excellent potential for modernisation and improvement.

Although already well presented, the property provides a fantastic opportunity for an incoming purchaser to update and enhance to their own taste, creating a superb long term family home.

The accommodation is well balanced, comprising an entrance hallway, a bright and spacious lounge, a separate dining room, and a kitchen to the rear. To the first floor there are three well proportioned bedrooms, along with a separate bathroom and cloakroom, offering practical family living.

Externally the property enjoys attractive gardens to both the front and rear, providing a pleasant outdoor space. A driveway to the front offers off road parking, with gated access leading down the side of the property to additional parking and a detached garage.

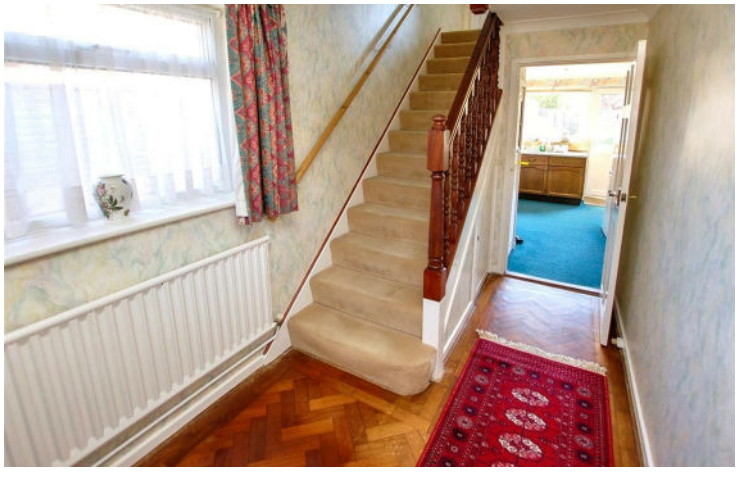
This is a property with clear potential in a desirable setting, and viewing is strongly recommended to fully appreciate all that is on offer.

## 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, 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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