



35 The Haydens, Tonbridge, Kent, TN9 1NS.

Guide Price £1,300,000 - £1,400,000

Jack Charles
Estate Agents

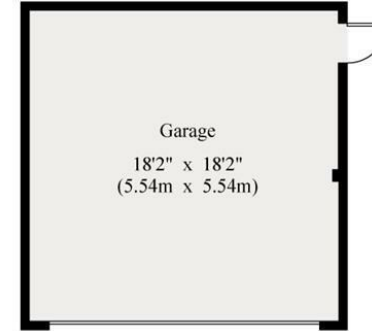
Sales & Lettings

- Detached House
- Family Bathroom
- Open Plan Kitchen / Breakfast Room
- Double Garage & Gardens
- Five Bedrooms
- Living Room
- Study
- Ensuite Dressing Room & Bathroom
- Dining Room
- Garden & Sep Utility Room

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.

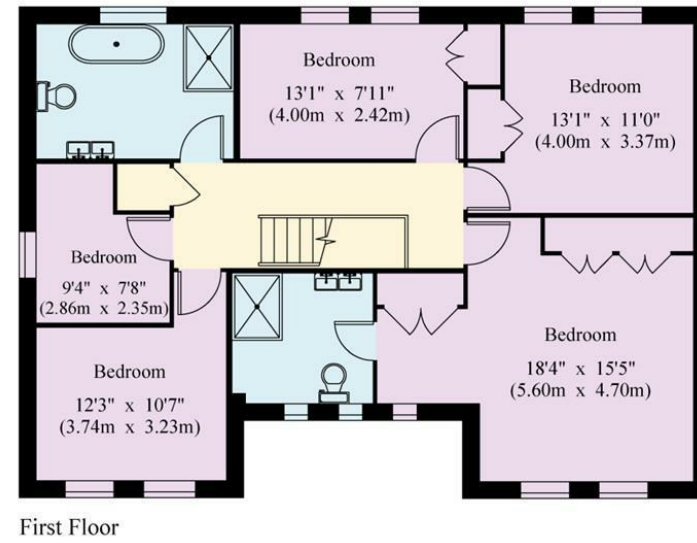
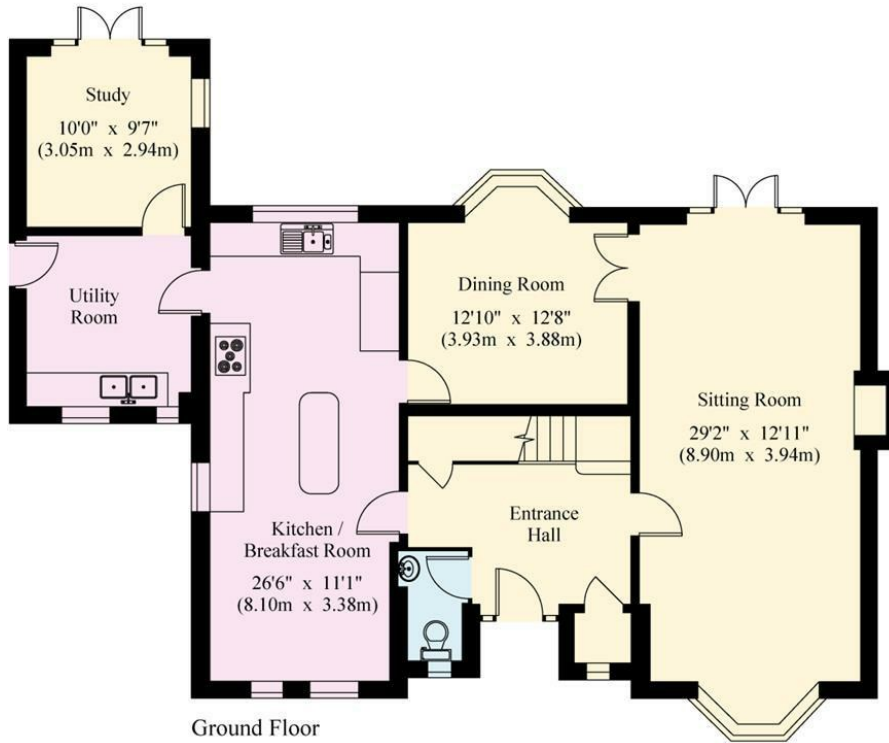
35 The Haydens

House - Gross Internal Area : 203.8 sq.m (2193 sq.ft.)
 Garage - Gross Internal Area : 30.5 sq.m (328 sq.ft.)



Energy Efficiency Rating		Current	Max.
100-109	A		
81-100	B		
62-80	C		
43-61	D		
23-42	E		
9-22	F		
1-8	G		
80		84	

England & Wales EU Directive 2002/91/EC



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

© 13/09/21 Trueplan (UK) Ltd. 01892 614 881

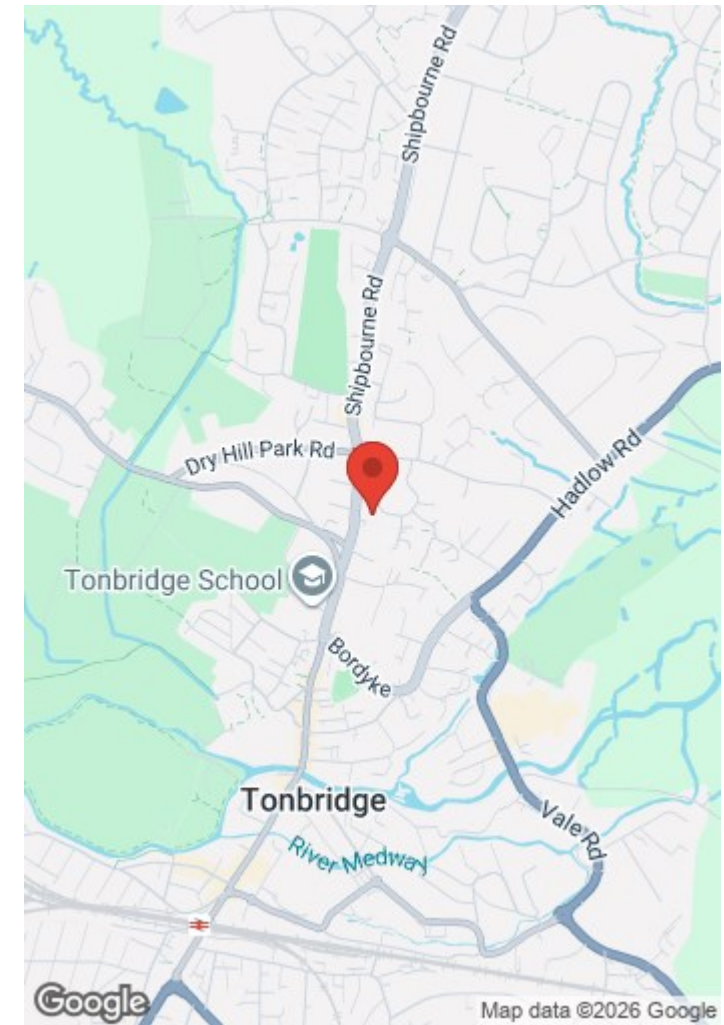
Important Notice:
 These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details 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 wonderful detached family home situated in the favoured Haydens just off Yardley Park Road. This particular property has a super position within this cul-de-sac of equally stunning homes. Internally the property has well appointed accommodation which includes a reception hall, double aspect living room, dining room, study and a wonderful open plan kitchen / family room and separate utility room on the ground floor. To the first floor there are five bedrooms, ensuite dressing area and bathroom to the master bedroom and a family bathroom. Outside to the front there is a drive leading to a detached double garage, there is access to the side and rear gardens which are mainly laid to lawn with a paved terrace.

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 etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of 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 scale of education from Nursery to College and includes Grammar & Private schools such as the world-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		
6 London Road	Kent TN9 1BX	30 London Road
Tunbridge Wells	Tel: (01732) 75 75 80	Sevenoaks
Kent TN1 1DQ		Kent TN13 1AP
Tel: (01892) 621 721		Tel: (01732) 678 678

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

