



8 Ashden Walk, Tonbridge, TN10 3RL.

Jack Charles  
Estate Agents

Guide Price £735,000 - £750,000

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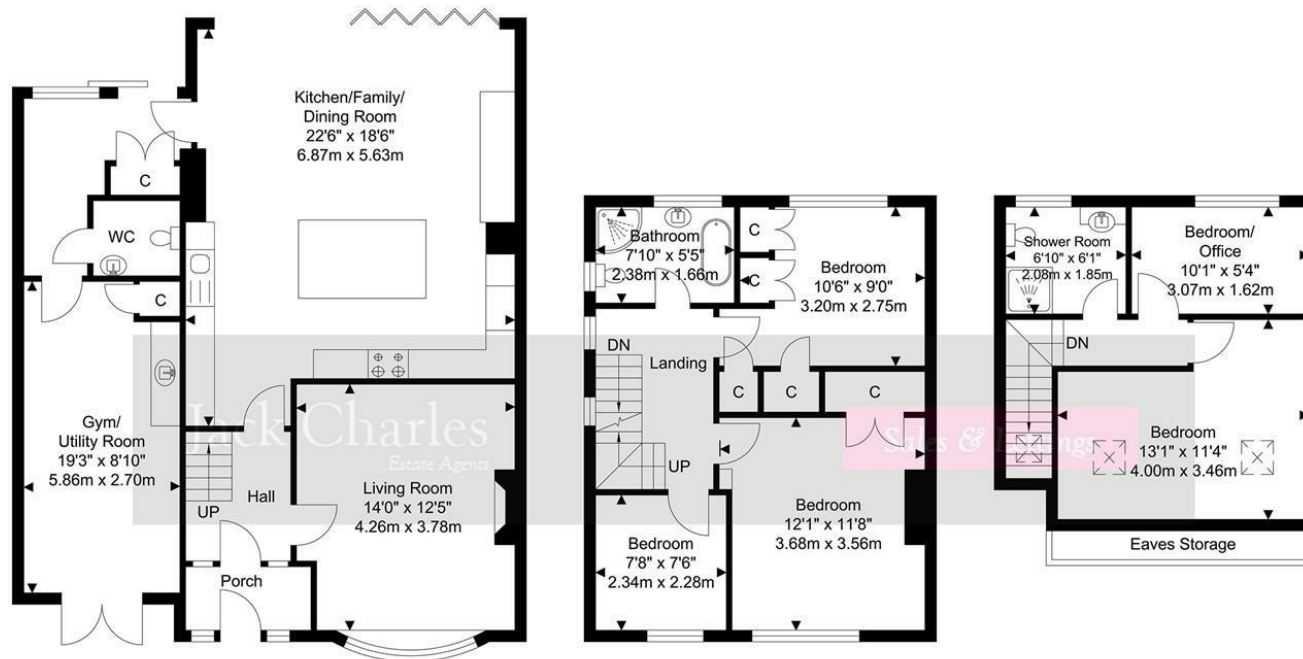
Sales & Lettings

- Stunning FAmily Home
- Gorgeous Openplan Kitchen / Family room
- Garden

- Five Bedrooms
- Separate living Romm
- Popular location

- Two Bathrooms
- Gym/ Utility
- Air conditioning Units

**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.



Ground Floor  
Approximate Floor Area  
914.82 SQ.FT.  
(84.99 SQ.M.)

First Floor  
Approximate Floor Area  
449.71 SQ.FT.  
(41.78 SQ.M.)

Second Floor  
Approximate Floor Area  
298.80 SQ.FT.  
(27.76 SQ.M.)

TOTAL APPROX FLOOR AREA 1663.34 SQ.FT. (154.53 SQ. M.)  
For Identification Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		60	74
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Important Notice:**  
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## To Be Sold

Jack Charles are delighted to offer for sale this beautifully presented, substantially improved and extended five bedroom semi detached family home, situated in arguably one of the most sought after locations on the north side of Tonbridge.

The property has been thoughtfully enhanced by the current owners and offers spacious and versatile accommodation arranged over three floors. Internally, the accommodation comprises an enclosed porch leading to an entrance hall, a comfortable living room and a stunning open plan kitchen, dining and family room which forms the heart of the home.

Leading from the kitchen/family area is a useful side utility space with built in storage cupboards and access to a cloakroom. This area continues through to the rear section of the converted garage, currently utilised as a gym and utility room, offering excellent flexibility for a variety of uses. Subject to requirements, this space could easily be adapted to create a garden room, home office, hobby room or additional reception area.

To the first floor there are three well proportioned bedrooms together with a beautifully appointed family bathroom featuring a separate shower cubicle and freestanding bath.

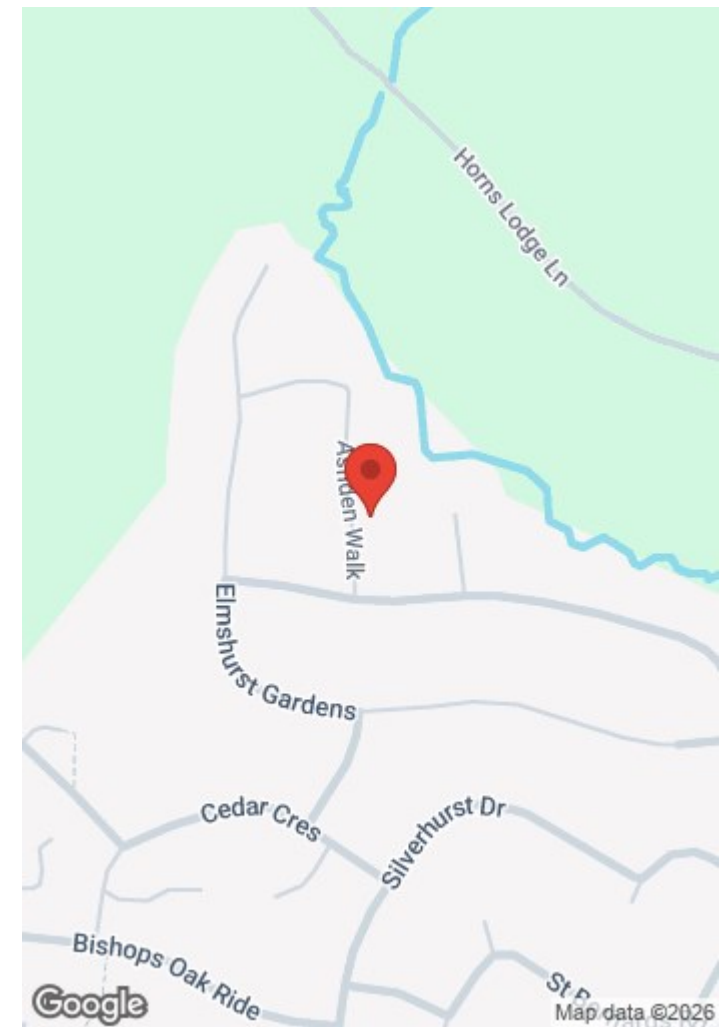
The second floor provides two further bedrooms and an additional bathroom. We believe this floor offers excellent potential to be reconfigured into a luxurious principal suite, should a purchaser prefer fewer bedrooms and more dedicated private accommodation.

Externally, the property benefits from off road parking to the front. To the rear is a delightful terrace immediately adjoining the property, ideal for outdoor entertaining, which steps down to an area of lawn. A pathway runs along one side of the garden, bordered by well stocked herbaceous beds containing a variety of plants and shrubs, leading to a further seating area beneath a pergola. There is also a useful garden shed.

An internal viewing is strongly recommended in order to fully appreciate the quality, space and versatility this impressive family home has to 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).

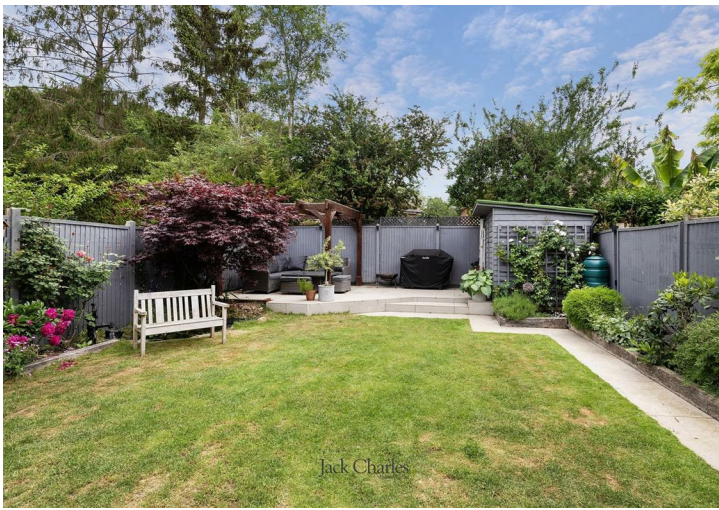




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