

53 Mabledon Road, Tonbridge, TN9 2TG.

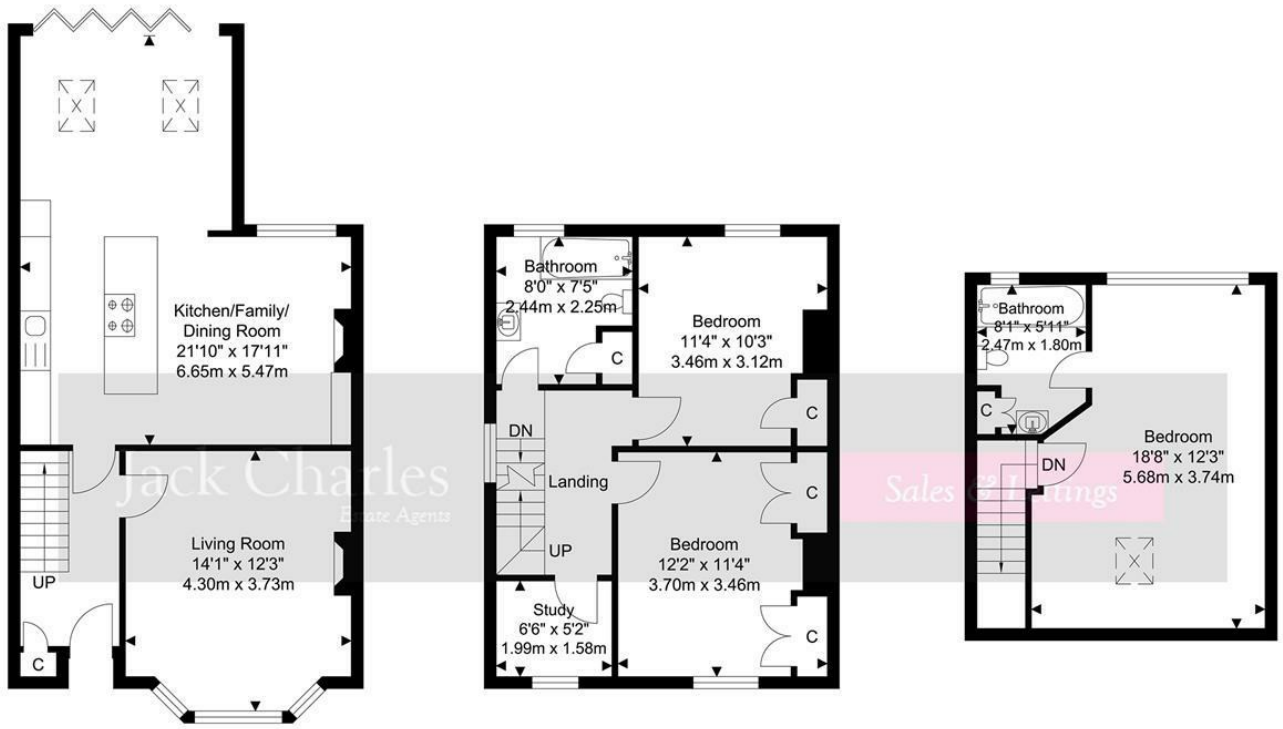
Asking price £625,000 - £650,000

Jack Charles
Estate Agents

Sales & Lettings

- Beautiful Victorian semi-detached family home
- Superb open-plan kitchen, dining and family room
- Family bathroom serving the remaining bedrooms
- Full Video Walkthrough
- Three bedrooms plus a box room
- Separate sitting room with attractive period fireplace
- Attractive rear garden with decking
- Arranged over three floors
- Principal bedroom with en suite bathroom
- Highly sought-after Meadow Lawn location

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.

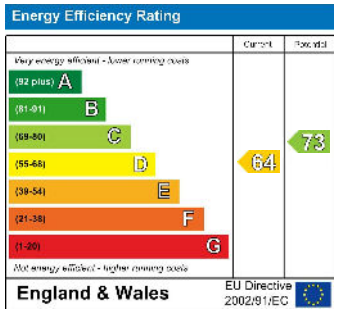


Ground Floor
Approximate Floor Area
560.47 SQ.FT.
(52.07 SQ.M.)

First Floor
Approximate Floor Area
428.08 SQ.FT.
(39.77 SQ.M.)

Second Floor
Approximate Floor Area
291.05 SQ.FT.
(27.04 SQ.M.)

TOTAL APPROX FLOOR AREA 1279.61 SQ.FT. (118.88 SQ. M.)
For Identification Purposes Only.



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To Be Sold

Jack Charles are delighted to offer for sale this beautifully presented three bedroom Victorian semi-detached family home with the added benefit of a versatile box room, occupying a sought-after position within the ever-popular Meadow Lawn area of Tonbridge. Offering bright, spacious and characterful accommodation arranged over three floors, this charming home effortlessly combines attractive period features with superb modern family living. Ideally located for families and commuters alike, the property is within easy walking distance of Tonbridge mainline station, the High Street, excellent schools and nearby parks.

A pathway leads through the front garden to an enclosed entrance porch, opening into a welcoming hallway with a useful cloak cupboard and additional understairs storage. To the front of the property is an elegant sitting room featuring a beautiful period fireplace, creating a warm and inviting space in which to relax.

To the rear lies the heart of the home, an impressive open-plan kitchen, dining and family room, perfectly designed for modern day living and entertaining. Flooded with natural light from two large roof lanterns, this superb space also benefits from a feature fireplace, ample room for both dining and seating areas, and direct access onto the rear garden, creating an effortless connection between inside and out.

The first floor offers two generous double bedrooms, a well-appointed family bathroom and a useful box room, ideal as a nursery, dressing room or home office. Stairs rise to the second floor where a thoughtfully designed loft conversion provides an impressive principal bedroom, complete with built-in wardrobes, useful eaves storage and a spacious en suite bathroom.

Storage has been carefully considered throughout the property, with fitted cupboards to several rooms and both bathrooms, ensuring the home is every bit as practical as it is attractive.

Outside, the rear garden has been designed with ease of maintenance in mind whilst providing an excellent space for both families and entertaining. It enjoys an area of lawn, mature flower and shrub borders, a generous decked terrace and a useful timber garden shed.

Situated within one of Tonbridge's most desirable residential locations, this exceptional home offers the perfect balance of character, space and convenience, making it an outstanding opportunity for buyers seeking a quality period home close to the station, excellent schools and the many amenities the town has to offer.

Tonbridge Location

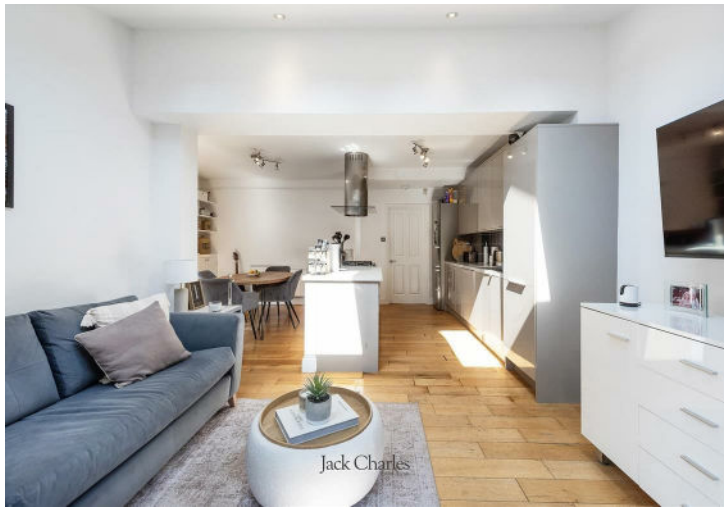
Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, 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).





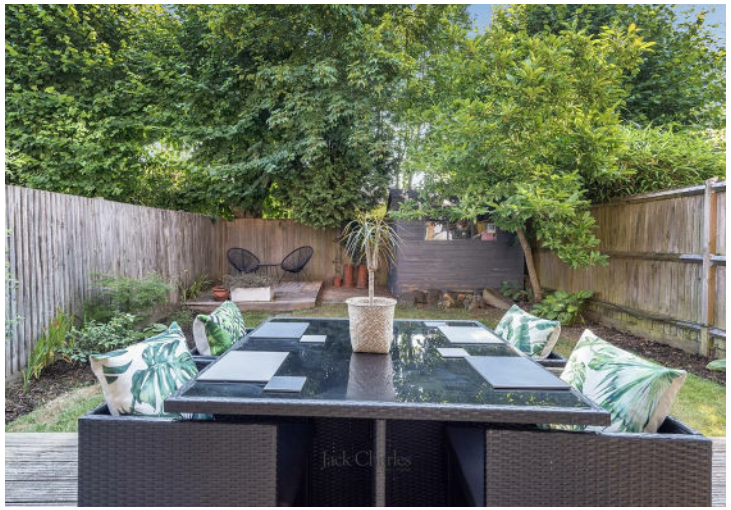












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