4 Burns Crescent, Tonbridge, TN9 2PS.

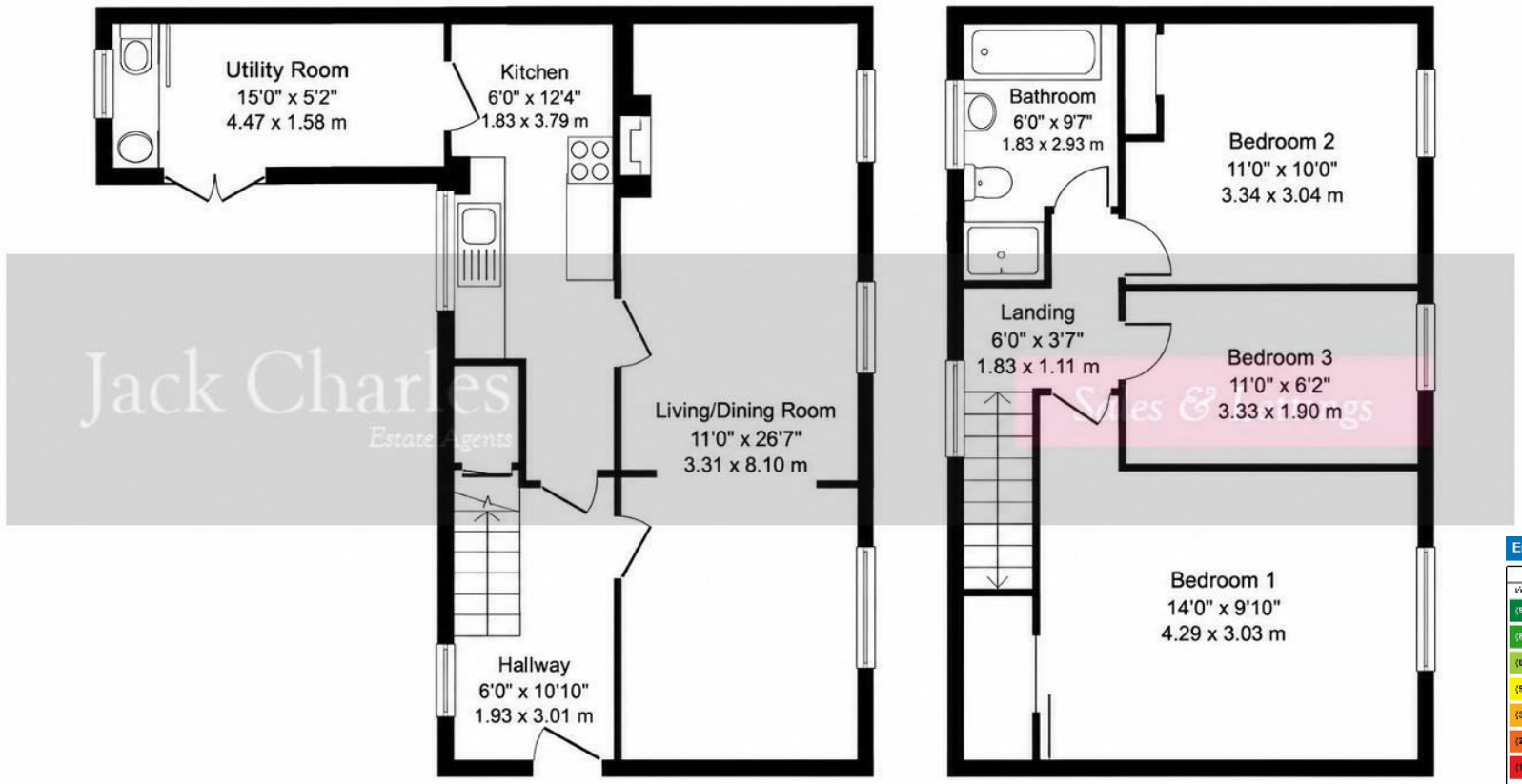
Guide Price £490,000 - £525,000

Jack Charles
Estate Agents

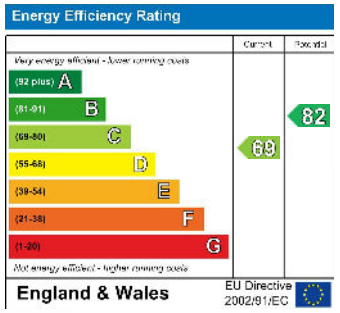
Sales & Lettings

- Delightful Three Bedroom Semi Detached Home
- Downstairs W/C and Utility Room
- Landscaped Multi Level Rear Garden
- Recently Fitted Kitchen
- Versatile Loft Room with Velux Windows
- Driveway
- Spacious Lounge/Dining Room with Log Burner
- Stunning Family Bathroom
- No Onward Chain

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 **First Floor**



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

Guide Price £490,000 - £525,000 Chain free! Jack Charles are delighted to offer for sale this beautifully presented and extensively refurbished three bedroom family home, situated in a peaceful cul-de-sac within easy reach of the High Street, mainline station and a selection of highly regarded local schools.

The property has been thoughtfully improved by the current owners and offers stylish, well-proportioned accommodation arranged over two floors, together with the added benefit of a versatile loft room.

The ground floor is approached via a welcoming entrance hall which leads through to an impressive lounge/dining room. This generous dual-purpose living space provides an excellent setting for both everyday family life and entertaining, with a log burner creating an attractive focal point and a warm, inviting atmosphere.

The kitchen has been tastefully refurbished and is fitted with a comprehensive range of contemporary units and integrated appliances, complemented by Amtico flooring and modern lighting. A particularly useful separate utility room provides further storage and space for appliances, with a door opening directly onto the rear garden. A downstairs cloakroom completes the ground-floor accommodation.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefitting from a walk-in wardrobe and bedroom two featuring built-in storage. The family bathroom has been finished to an excellent standard and includes a striking claw-foot bath, separate rainfall shower, vanity wash hand basin and Karndean flooring.

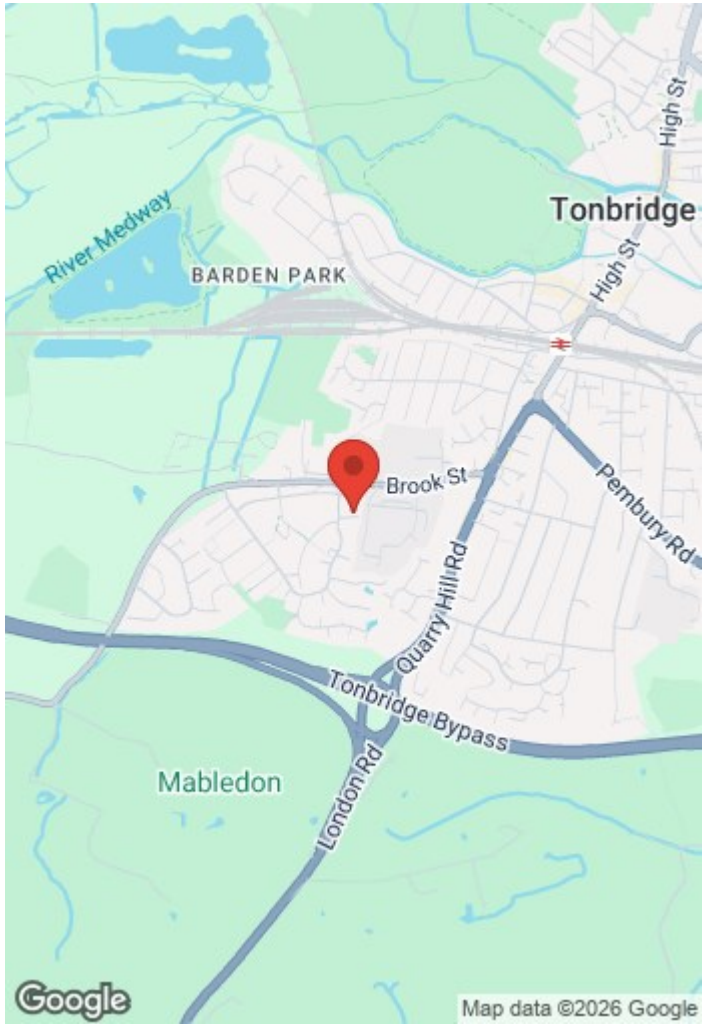
A further feature of the property is the loft room, accessed via a ladder and benefiting from two Velux windows, power and lighting. This provides excellent additional space for a home office, hobby room or storage and may offer potential for further conversion, subject to obtaining the necessary planning permissions and building regulations approval.

Externally, the rear garden has been fully landscaped to create an impressive and low-maintenance space for outdoor living and entertaining. Arranged over several levels, it features an Italian porcelain patio, artificial lawn, raised beds, a pergola and additional seating areas. A substantial timber workshop/shed benefits from power, lighting and its own circuit breaker, while side access leads back to the front of the property.

To the front, a gravel driveway provides off-road parking for multiple vehicles, complemented by raised flower beds and gated side access.

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

Estate Agents

Sales & Lettings

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

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

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

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