



43 Willow Lea, Tonbridge, TN10 3RE.

Jack Charles

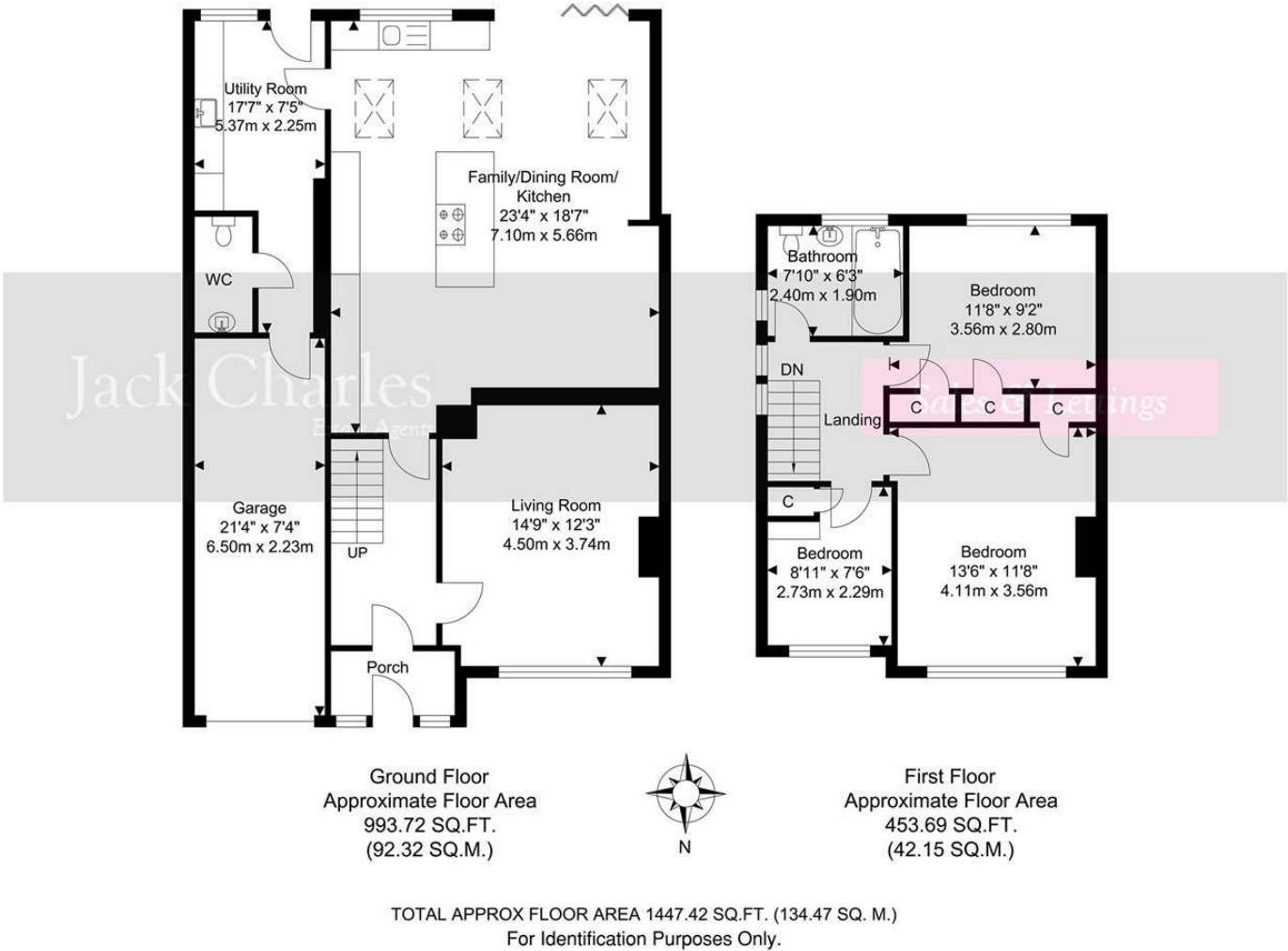
Guide Price £625,000 - £650,000

Jack Charles
Estate Agents

Sales & Lettings

- Beautifully presented & substantially extended family home
 - Three first-floor bedrooms
 - Separate utility room
- Superb 23'4" x 18'7" kitchen/dining/family room
 - Family bathroom
 - Integral garage & parking
- Large central island and extensive fitted kitchen
 - Ground floor cloakroom/WC
 - Excellent enclosed rear garden

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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To Be Sold

Jack Charles are delighted to offer for sale this beautifully presented and substantially extended three bedroom semi detached family home, situated in a popular residential area in north Tonbridge and offered with no onward chain.

Thoughtfully improved by the current owners, the property provides approximately 1,447 sq ft / 134.47 sq m of well planned accommodation, with the standout feature being the superb open plan kitchen, dining and family room extending across the rear of the house.

The accommodation is approached via an entrance porch opening into the hallway, with stairs rising to the first floor and access to the principal ground floor rooms. To the front is a comfortable and well proportioned living room, providing an attractive separate reception space away from the main family accommodation.

To the rear is the impressive extended kitchen, dining and family room, measuring approximately 23'4" x 18'7". Designed with modern family living and entertaining in mind, the kitchen is fitted with an extensive range of stylish dark coloured cabinetry, timber work surfaces and a large central island with breakfast bar seating and wine cooler, together with integrated appliances including a large fridge and separate freezer. Multiple rooflights and wide bi folding doors create a bright, airy feel and provide a seamless connection to the rear garden, while there is ample space for both dining and additional seating.

A useful utility room provides further storage and appliance space with access to the rear, while there is also a separate ground floor cloakroom/WC and internal access to the integral garage.

To the first floor are three bedrooms together with a modern family bathroom.

The property also benefits from planning permission to extend into the loft, providing the opportunity to create a fourth bedroom and separate study/home office, subject to the approved plans and relevant building regulations.

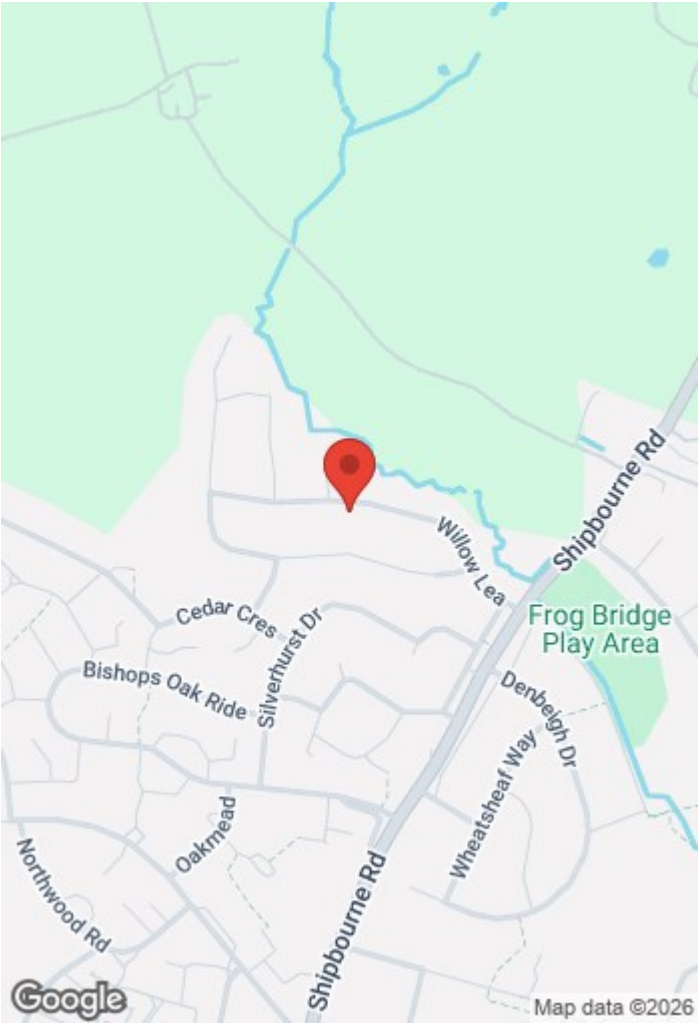
Outside, a substantial block paved driveway provides ample off road parking and access to the integral garage, which is fitted with an EV charging point that can be controlled remotely via an app or PC.

The rear garden is a particularly attractive feature, offering a good degree of privacy with a decked seating and entertaining area immediately adjoining the house, leading onto a generous lawn with planted borders and established shrubs.

Further benefits include a hard wired CCTV security system to the front of the property, installed by Wisetec Security. The system is subscription free and will be transferred to the new owner.

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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