

99 Quarry Hill Road, Tonbridge, TN9 2NU.

Jack Charles

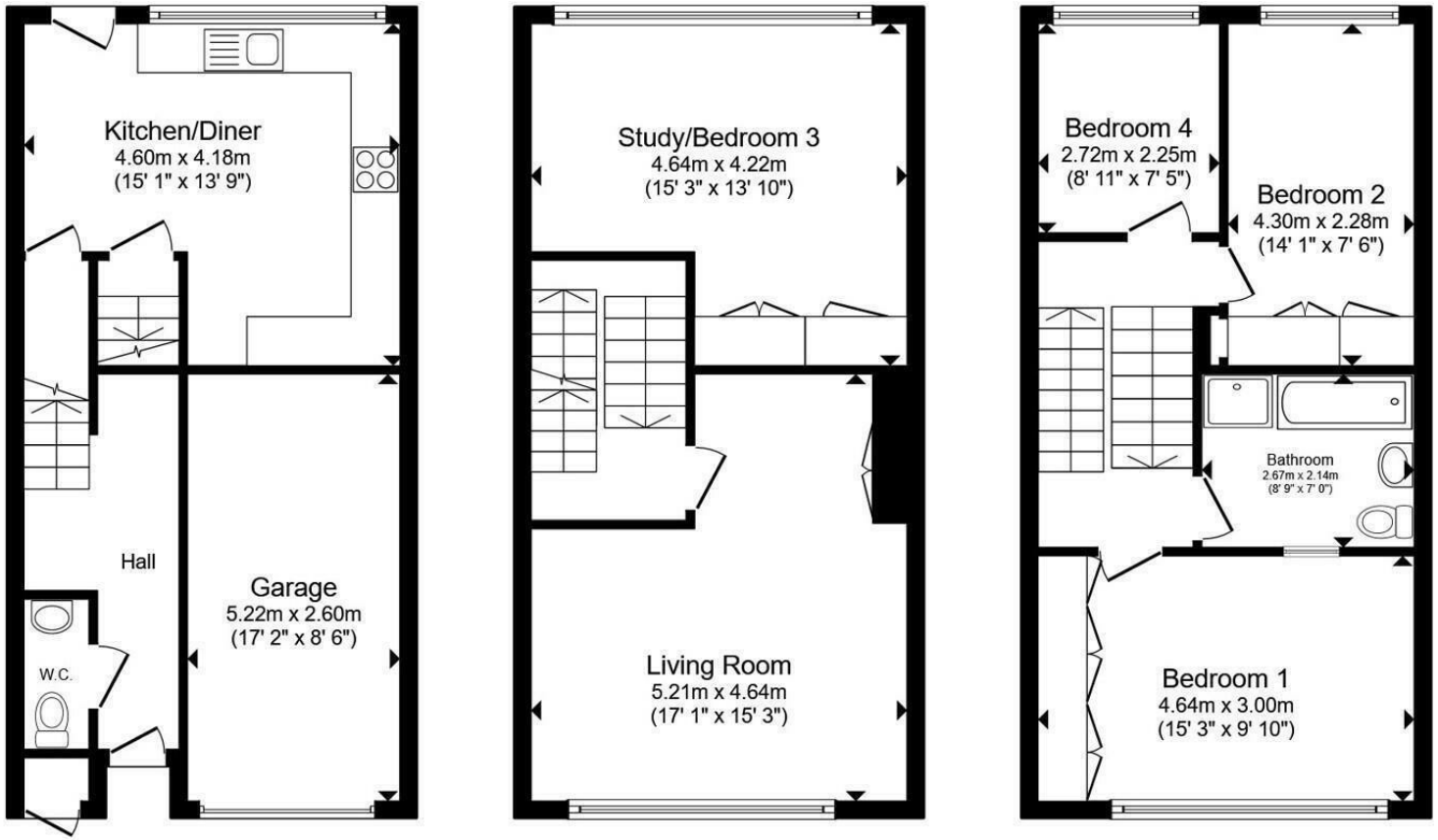
Guide Price £475,000 - £500,000

Jack Charles
Estate Agents

Sales & Lettings

- Well-presented four-bedroom townhouse
- Contemporary kitchen/family room with garden access
- Driveway parking and integral garage
- Sought-after south Tonbridge location
- Bright and spacious separate sitting room
- Good-sized, low-maintenance rear garden
- Versatile accommodation over three floors
- Ground-floor cloakroom and family bathroom
- Convenient for grammar schools, High Street and mainline station

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.



Total floor area 130.3 m² (1,403 sq.ft.) approx

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 well-presented four-bedroom townhouse, situated within the highly sought-after south side of Tonbridge, conveniently positioned for the town's renowned grammar schools, High Street and mainline station.

Arranged over three floors, the property offers bright and versatile accommodation, complemented by driveway parking, an integral garage and a good-sized rear garden.

The entrance hall provides access to a convenient cloakroom, with stairs leading to the contemporary kitchen/family room. Forming the heart of the home, this sociable space offers room for cooking, dining and relaxing, with direct access to the rear garden making it equally suited to everyday family life and entertaining.

On the first floor, an impressive sitting room enjoys plenty of natural light through a large window. A generous double bedroom completes this level, offering flexibility as a guest bedroom, home office or additional reception room.

The top floor provides three further well-proportioned bedrooms, together with the family bathroom.

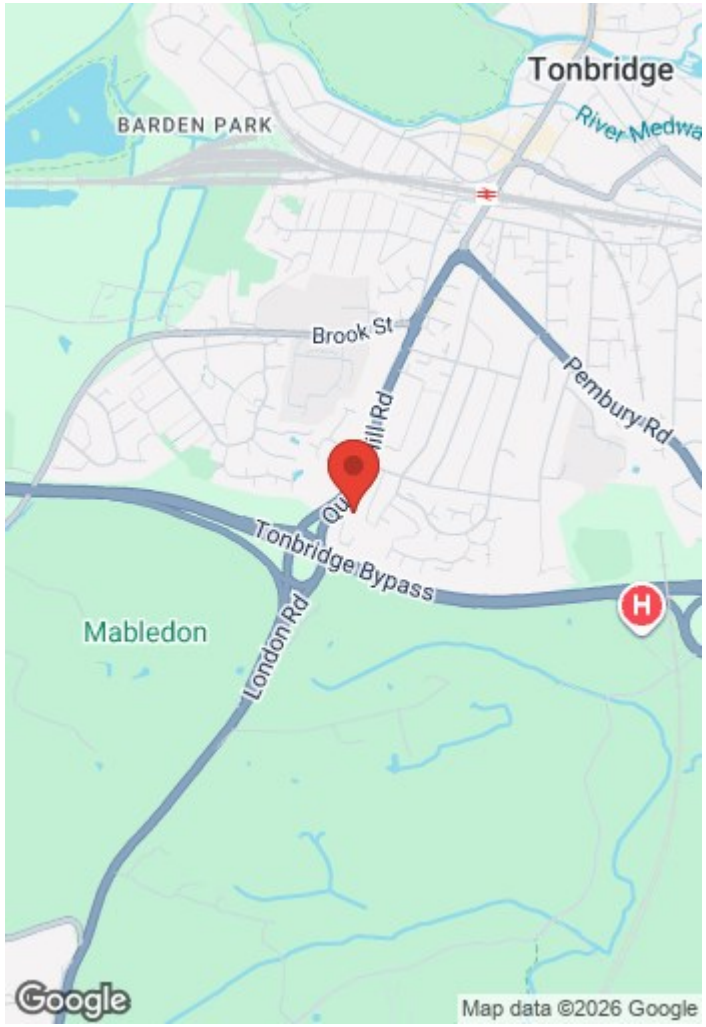
Outside

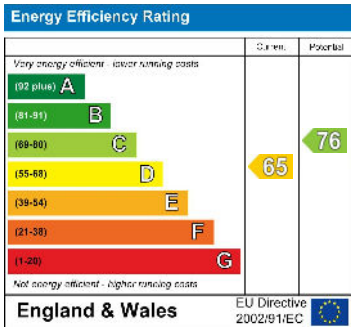
To the front, a driveway leads to the integral garage, providing useful parking and storage. The garage also offers potential for conversion into additional accommodation, subject to the necessary consents.

The good-sized rear garden has been arranged with ease of maintenance in mind, providing an inviting setting for outdoor dining, entertaining and relaxation.

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

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

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

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

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







