



42 Tonbridge Road, Hildenborough, Tonbridge, Kent, TN11 9BS

Guide Price £650,000 - £675,000

Jack Charles
Estate Agents

Sales & Lettings

- Beautifully Presented Family Home
- Stunning Open Plan Kitchen / Dining Room
- Good Sized Rear Garden

- Four Bedrooms
- Living Room
- Detached Home Office

- Ensuite & Family Bathrrom
- Conservatory
- Plenty Of Parking

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.



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 have the pleasure of offering for sale this beautifully presented four bedroom semi-detached family home situated conveniently between Tonbridge and Hildenborough stations, Tonbridge town centre is approximately two miles away, both accessible by car and foot. The owners have refurbished the property to a high standard throughout and it offers further potential to extend subject to planning. The accommodation currently comprises entrance hall, downstairs WC, lounge, open plan kitchen/diner with central island and door to the conservatory which over looks the garden. To the first floor there are 3 bedrooms and a family bathroom and to the second floor there is the master bedroom with an en-suite shower room. Outside to the front is a newly bricked driveway with gates to the side leading to further parking . The garage has been converted to home office with wifi controlled electric heating and storage area at the front, the rear garden is a very generous size and is predominately laid to lawn. Viewings are recommended.

Hildenborough Location

The property is conveniently located being in Hildenborough village and within walking distance to Tonbridge high street. Hildenborough has an excellent mainline train station and large car park and rush-hour commuter bus service to the station. The surrounding countryside offers a variety of walks and there are plenty of village amenities. 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 etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, 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 first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. 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).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



