



33 Farm Lane, Tonbridge, TN10 3DG

Jack Charles

Guide Price £635,000 - £655,000

Jack Charles  
Estate Agents

Sales & Lettings



- Guide Price £635,000 - £655,000
- Kitchen
- Garage & Parking

- Four Bedrooms
- Dining Room
- Gardens

- Lounge
- Ensuite & Family Bathroom
- Detached House

**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  
732.48 SQ.FT.  
(68.05 SQ.M.)



First Floor  
Approximate Floor Area  
665.64 SQ.FT.  
(61.84 SQ.M.)

TOTAL APPROX FLOOR AREA 1398.12 SQ.FT. (129.89 SQ. M.)  
For Identification Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

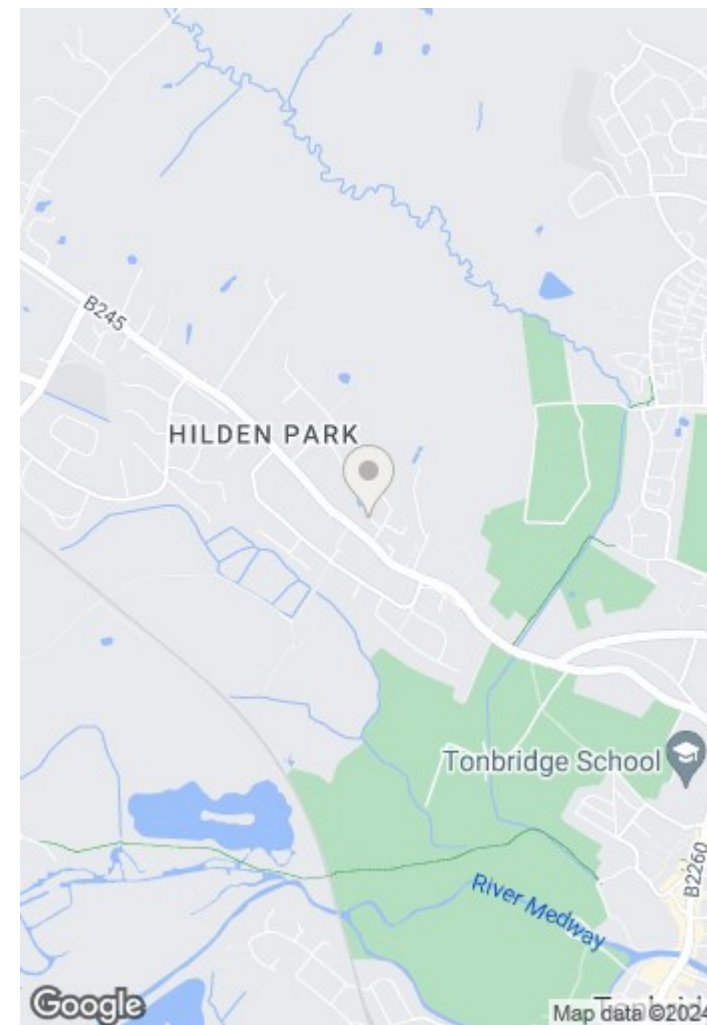
**Important Notice:**  
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details 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 pleased to offer this detached house set within a sought after cul de sac on the fringe of Tonbridge and bordering the village of Hildenborough. The property internally is well presented offering well appointed rooms comprising of entrance hall, cloakroom w.c, large reception room with adjoining dining room, well designed kitchen with integrated appliances and generous range of quality fitted units. To the first floor, the property offers four well appointed bedrooms ensuite to bedroom one and a family bathroom. Externally the property benefits from generous parking by way of two driveways with one leading to a garage with attractive frontage. The rear garden is a well designed and lawn with mature borders beyond. Early viewings are encouraged via appointed sole agents Jack Charles.

## 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 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 a full scale of education from Nursery to College and includes Grammar & Private schools such as the world-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



Jack Charles



Jack Charles



Jack Charles

**Jack Charles**  
Estate Agents

**Sales & Lettings**

<p>6 London Road Tunbridge Wells Kent TN1 1DQ Tel: (01892) 621 721</p>	<p>191 High Street Tonbridge Kent TN9 1BX Tel: (01732) 75 75 80</p>
--	---

E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)



Jack Charles



Jack Charles



Jack Charles



Jack Charles