



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			
<b>England &amp; Wales</b>			
		66	78
		EU Directive 2002/91/EC	

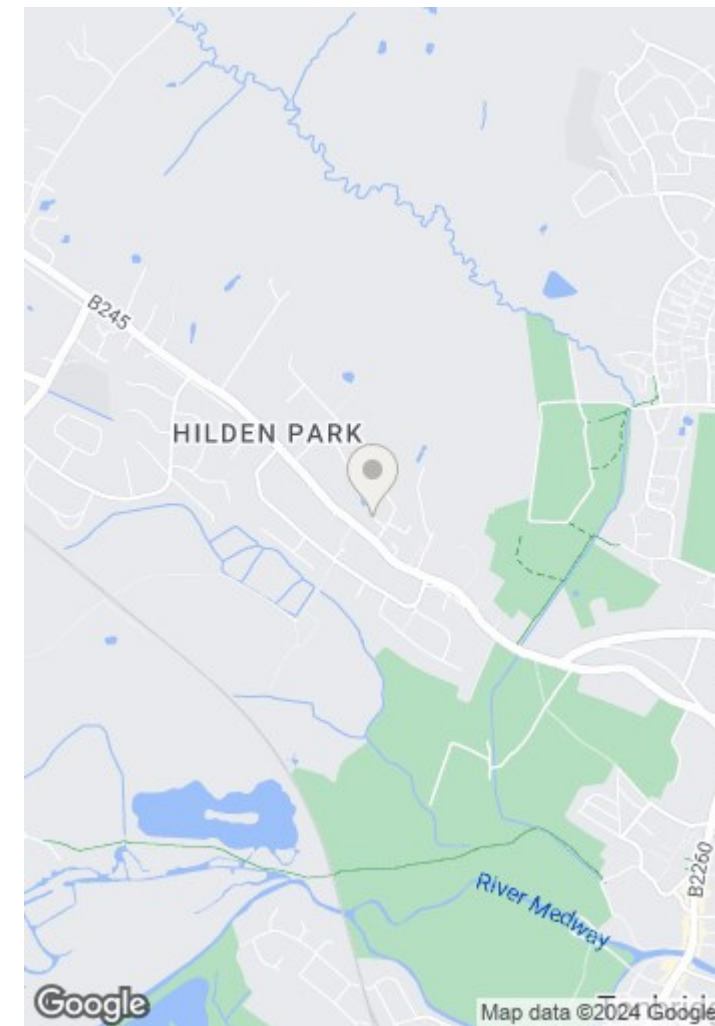
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## To Be Sold

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).







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