



42 Burns Crescent, Tonbridge, Kent, TN9 2PS

Guide Price £540,000 - £575,000

Jack Charles  
Estate Agents

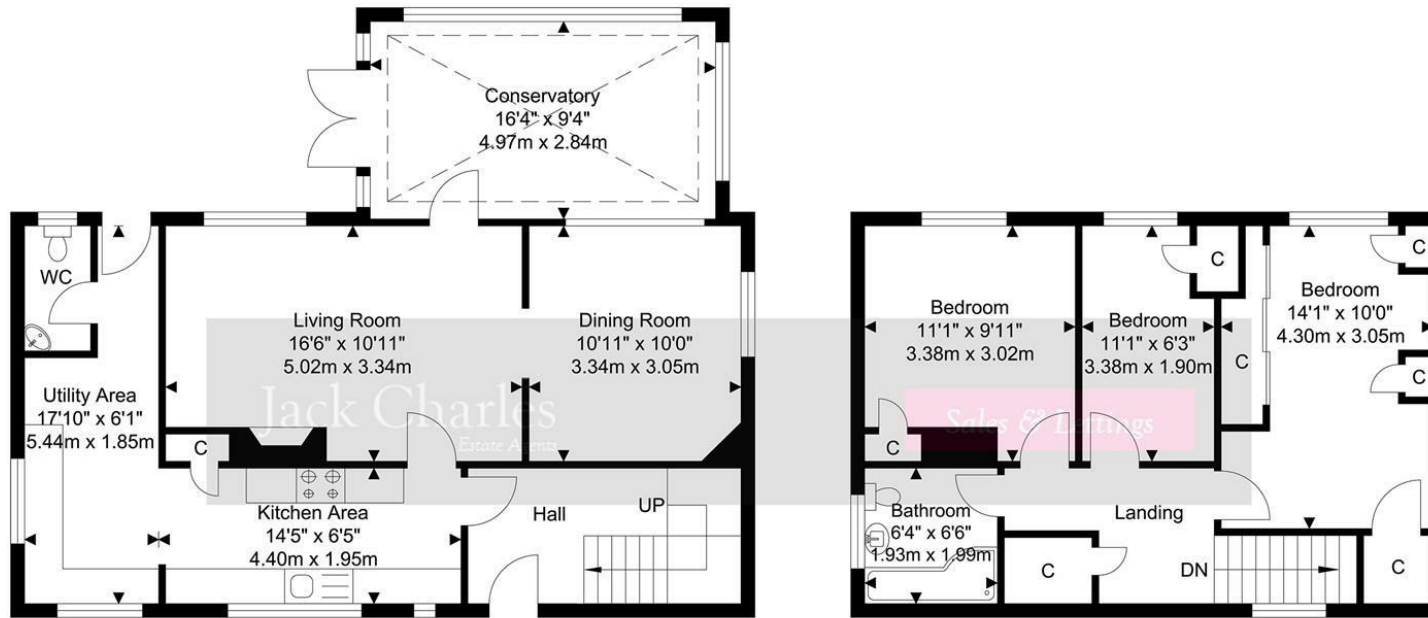
Sales & Lettings

- Detached Family Home
- Living Room
- Family Bathroom

- Three Bedrooms
- Conservatory
- Large Plot

- L Shaped Kitchen
- Dining Room
- 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.



Ground Floor  
Approximate Floor Area  
761.11 SQ.FT.  
(70.71 SQ.M.)

First Floor  
Approximate Floor Area  
478.99 SQ.FT.  
(44.50 SQ.M.)

TOTAL APPROX FLOOR AREA 1240.11 SQ.FT. (115.21 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>		81
(69-80) <b>C</b>	67	
(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>		
	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.

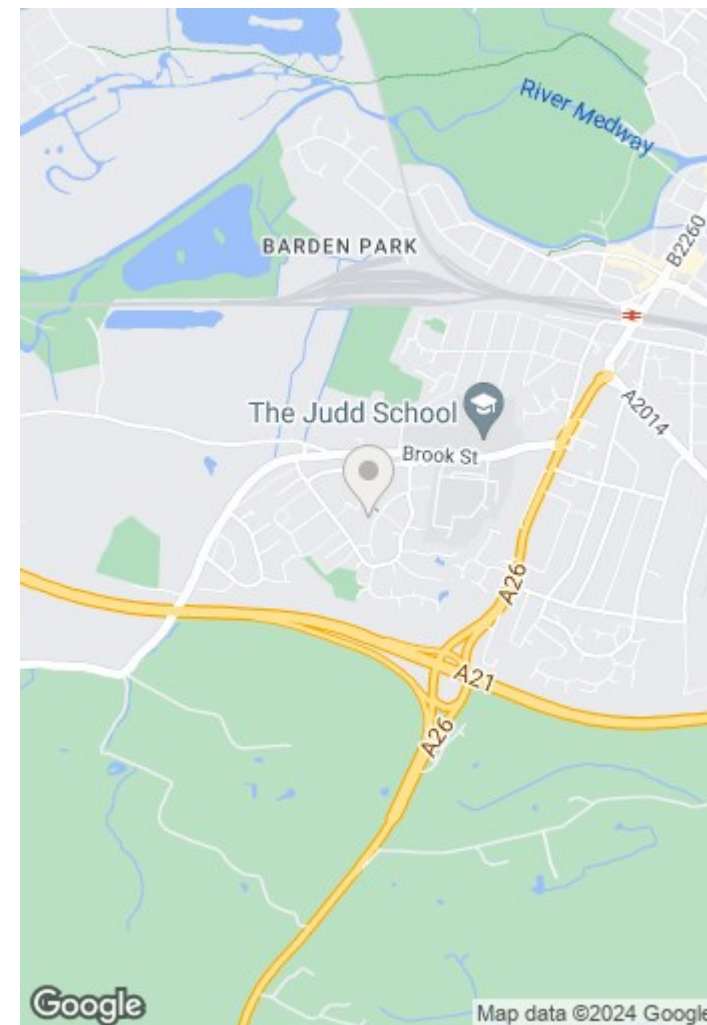
## To Be Sold

Jack Charles are delighted to offer for sale this lovely detached family home situated to the South of Tonbridge close to the main line station and High Street, also within walking distance several schools. The property stands in a good sized plot and offers great potential for expansion. Internally there is an entrance hall, L shaped kitchen with a utility area and a cloakroom/WC just off, there is also access to the rear garden. The sitting room has a window to the rear and a door through to the conservatory and a square arch to the dining room. The conservatory overlooks the garden and has doors leading out onto the patio. To the first floor there are three bedrooms and a family bathroom.

Outside the property has a good sized garden and wide plot providing plenty of space for further expansion. The rear is mainly lawned with mature borders and to the front there is an area of garden with path and steps to front entrance door and a drive way providing parking for several cars.

## 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 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



Jack Charles



Jack Charles



Jack Charles  
Estate Agents

Sales & Lettings

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

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

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

