



15 Amberley Close, Tonbridge, TN9 2UH.

Guide Price £600,000 - £620,000

Jack Charles
Estate Agents

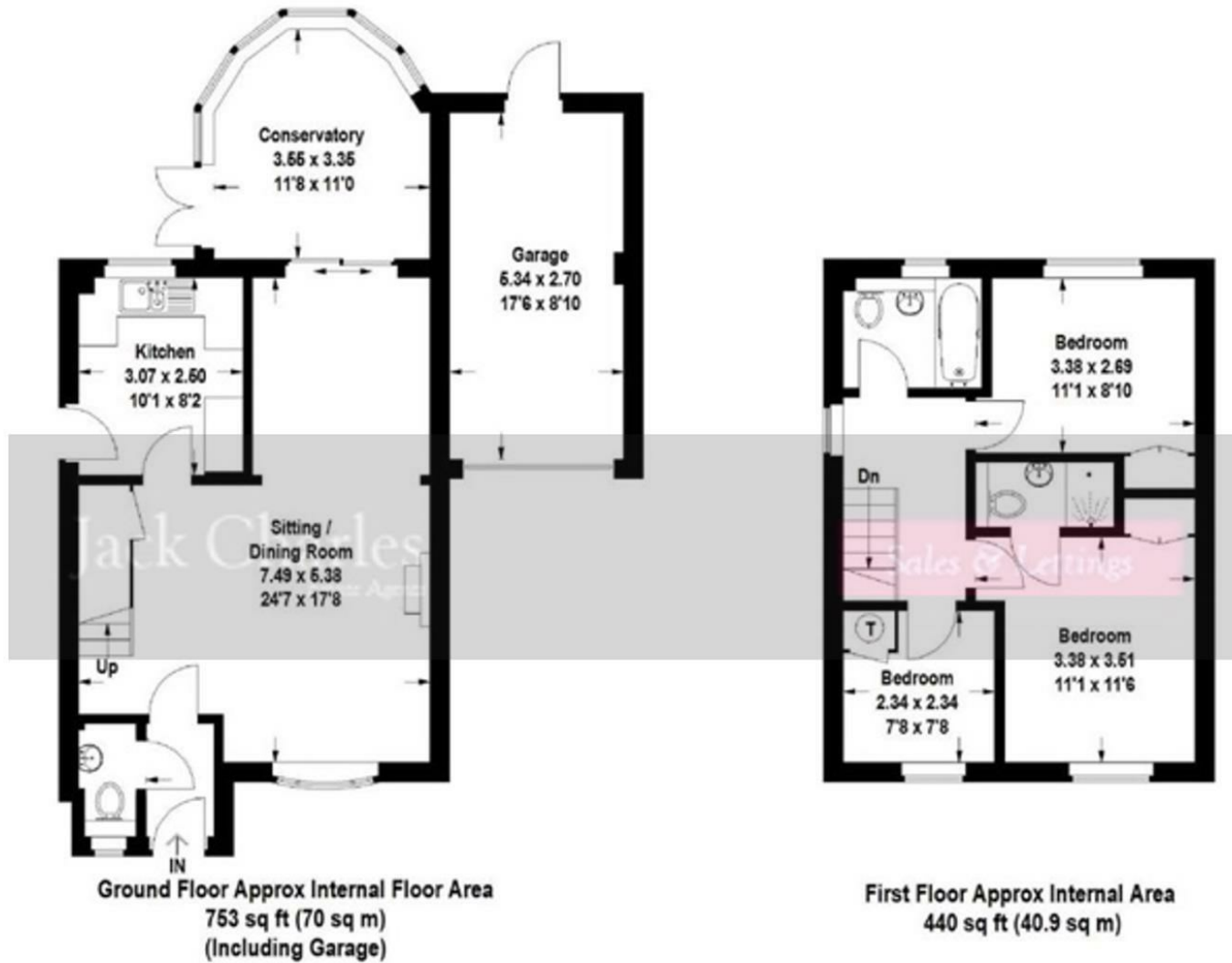
Sales & Lettings

- Guide £600,000 - £620,000
- Ensuite & Family Bathroom
- Conservatory

- Link Detached House
- Kitchen
- Garage & Parking

- Three Bedrooms
- Lounge / Dining Room
- Rear Garden

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

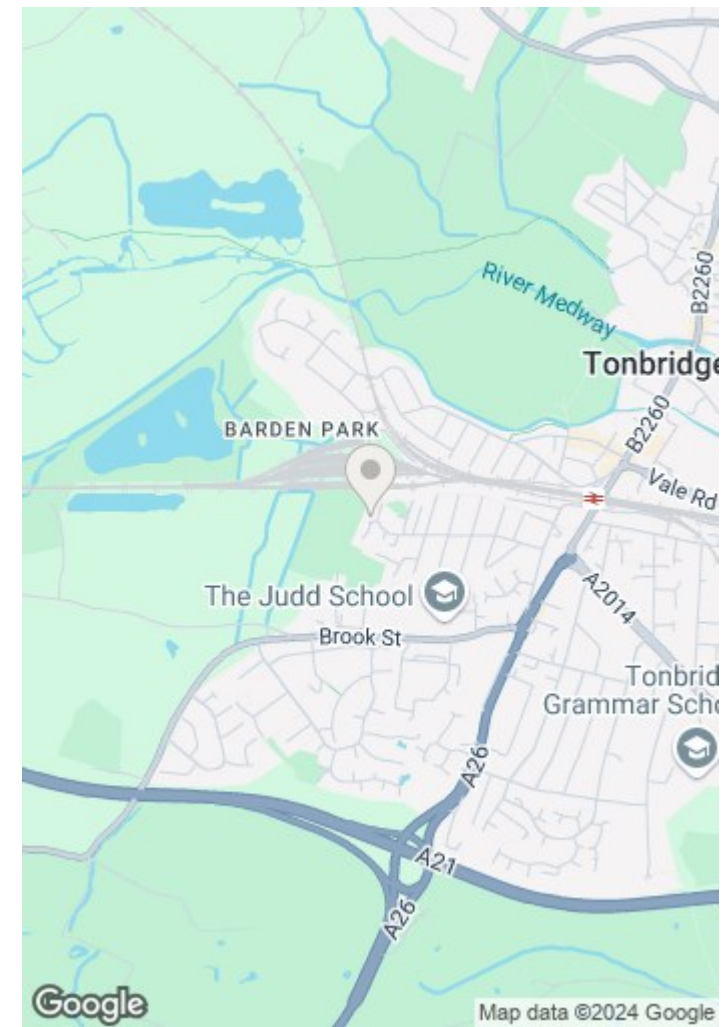
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To Be Sold

Jack Charles are delighted to offer for sale this well appointed and presented modern link detached house. The property is presented to a high standard and has accommodation that comprises from entrance hall, cloakroom/WC, open plan lounge / dining room that leads through to the conservatory and a fitted kitchen. The conservatory is a lovely addition and overlooks the rear garden. To the first floor there are three bedrooms ensuite to bedroom one and a family bathroom. Outside the property has a driveway, attached garage with up and over door, power and light, and to the rear the garden has been landscaped with a newly laid terrace and pathway, a lawned area and it offers good degree of privacy and provides access to the garage. Viewings are recommended.

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).





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