



14 Exeter Close, Tonbridge, Kent, TN10 4NS

Guide Price £800,000-£850,000

Jack Charles
Estate Agents

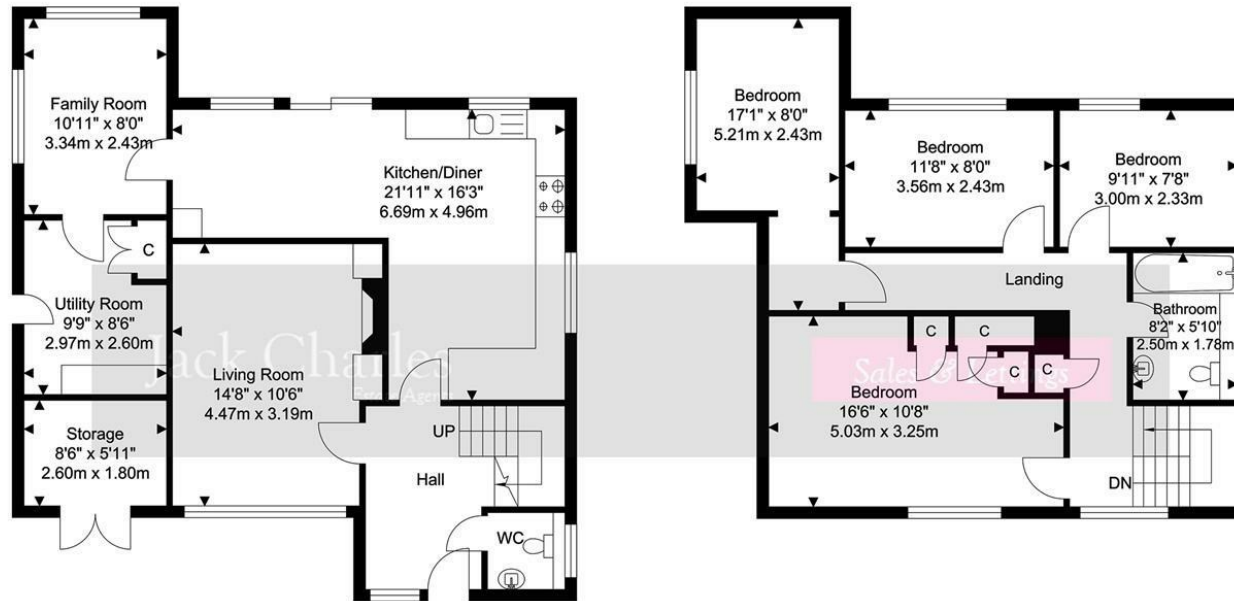
Sales & Lettings

- Guide £800,000-£850,000
- Kitchen / Dining Room
- Utility Room

- Extended Detached Home
- Separate Sitting Room
- Good Sized Rear Garden

- Four Bedrooms
- Family Room
- Driveway

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
763.59 SQ.FT.
(70.94 SQ.M.)

First Floor
Approximate Floor Area
644.97 SQ.FT.
(59.92 SQ.M.)

TOTAL APPROX FLOOR AREA 1408.56 SQ.FT. (130.86 SQ. M.)

For Identification Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Important Notice:
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To Be Sold

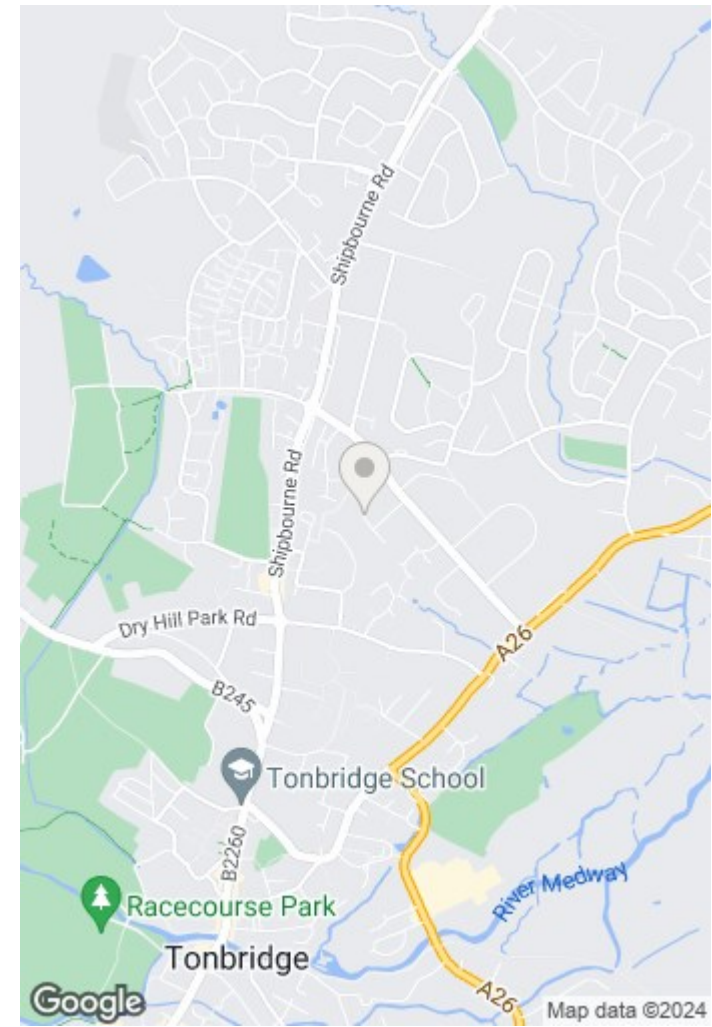
Jack Charles have the pleasure of offering this well appointed and extended detached family home situated in a very popular cul de sac just off The Ridgeway. The property is well presented throughout and has the added benefit of a good sized rear garden. To the ground floor you enter into a spacious entrance hall with turned stairs to first floor and doors to a cloakroom/WC, kitchen / dining room, separate sitting room which is situated to the front with a wood burning stove and two arched display recesses with shelving and cupboards below. The kitchen / dining room is L shaped and provides a range of top quality units with Quartz worktops and splash backs. Space for American Fridge Freezer, built in microwave, five ring induction hob with stainless steel splash back, wood effect flooring. The dining area has doors leading out onto the garden and through to a snug / family room, this room gives access through to a utility room with space and plumbing for appliances, access to outside where there is a covered area to the side and to the first floor there are four double bedrooms and a recently fitted family bathroom.

Outside to the front is a drive providing ample parking and access to the front section of the garage which is ideal for storage. There is a large covered area to the side and to the rear there is a good sized lawned garden which offers great privacy and has extensive flower and shrub borders and a raised paved terrace perfect for the afternoon and evening sun.

Viewings are strongly 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 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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