



6 Delius Drive, Tonbridge, TN10 4DN.

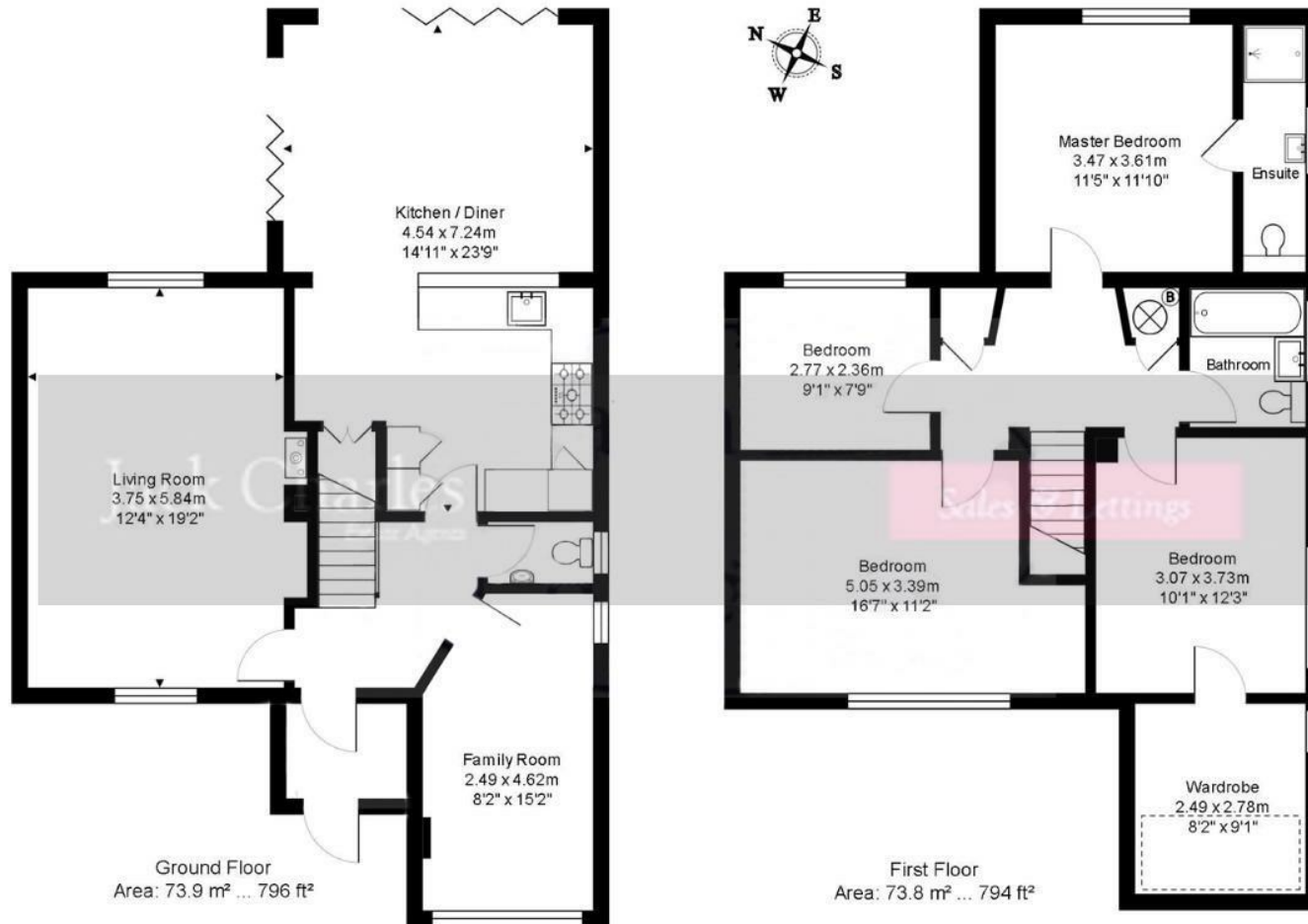
Asking price £775,000

Jack Charles
Estate Agents

Sales & Lettings

- Detached Family Home
- Family Bathroom
- Playroom / Second Reception Room
- 4 Bedrooms
- Large Openplan Kitchen / Dining Room
- Gardens
- Ensuite Shower Room
- Living Room
- Close To Woodlands Primary School

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
Area: 73.9 m² ... 796 ft²

First Floor
Area: 73.8 m² ... 794 ft²

Total Area: 147.7 m² ... 1590 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	81
England & Wales		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.

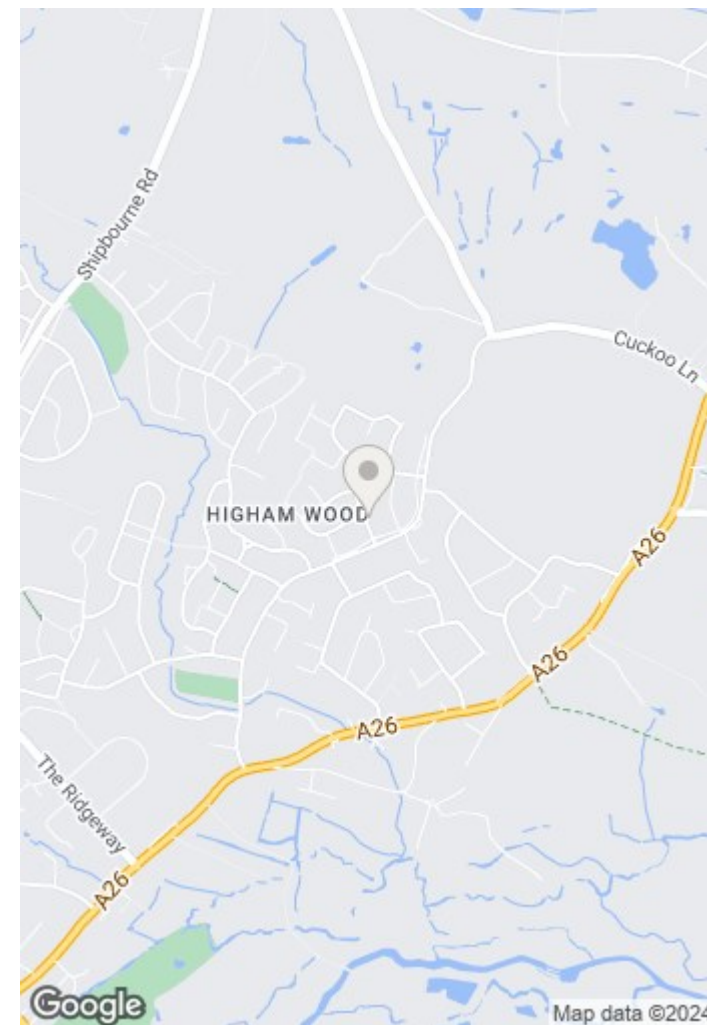
To Be Sold

Jack Charles are delighted to offer for sale this beautifully presented and stylish 4 bedroom detached family home situated a short walk from one of the Towns most favoured Primary Schools. The property has been extended to provide a fantastic open plan Kitchen / Dining room with two sets of bi folding doors to the side and rear. The garage has been converted providing a very useful second reception room / play room and there is a cloakroom and lovely double aspect living room with wood burning stove. To the first floor there are 4 double bedrooms, ensuite shower room and a family bathroom, bedroom three also has a very useful eaves storage/loft space that could be modified to provide a dressing room or 3rd bathroom.

Outside there is super garden to the rear which has been landscaped with a paved terrace, path and a lawn with flower & shrub borders. To the front there is ample parking for three cars and a further lawned garden.

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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