



70 THE SWALLOWS

70 Old Hadlow Road, Tonbridge, TN10 4EX

Jack Charles  
Estate Agents

Guide Price £1,250,000

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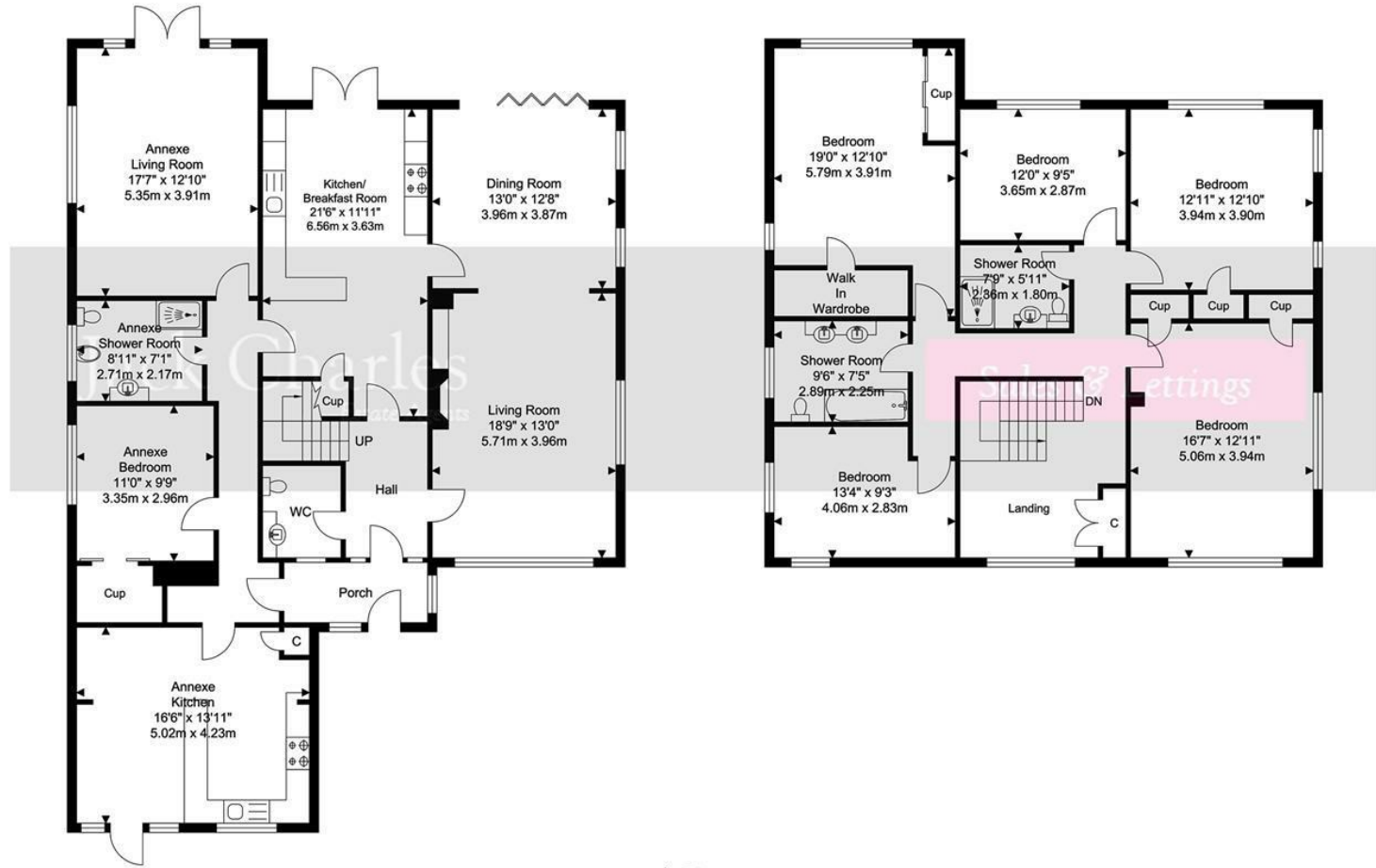
Sales & Lettings



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**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.

- Substantial Detached Family Home
- Five Double Bedrooms
- Two Bathrooms
- Dining Room
- Living Room
- Kitchen / Breakfast Room
- Self Contained One Bedroom Annexe
- Bedroom, Shower, Sitting Rooms
- Kitchen / Dining Room
- Large Gardens & Ample Parking



Ground Floor  
Approximate Floor Area  
1615.34 SQ.FT.  
(150.07 SQ.M.)



First Floor  
Approximate Floor Area  
1267.34 SQ.FT.  
(117.74 SQ.M.)

**TOTAL APPROX FLOOR AREA 2882.68 SQ.FT. (267.81 SQ. M.)**  
For Identification Purposes Only.

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Sales & Lettings

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## To Be Sold

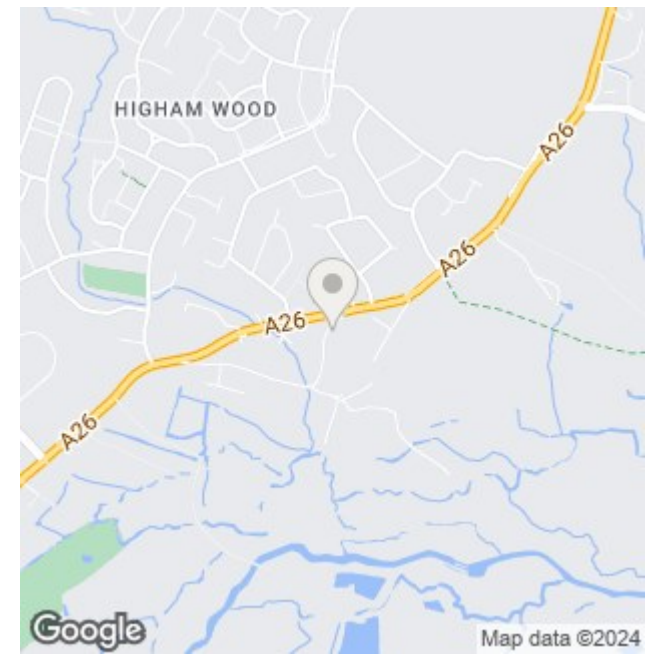
Jack Charles are delighted to offer for sale this substantial detached family home situated in one of the most sought after roads in Tonbridge. The property offers great flexibility especially to the ground floor where to the left hand side of the property is configured into a one bedroom annexe with its own sitting room with doors leading out to the garden, kitchen / dining room, double bedroom and shower room. The annexe has also benefits from having two access points to the main house. The main house comprises from an entrance porch with connecting door to the annexe, access to the hallway with stairs to first floor and cloakroom/WC and door through to the main living room which is open with the dining room to the rear which has bi-folding doors to the rear and a door leading through to a super kitchen / breakfast room.

To the first floor there is a very good sized landing which is perfect as a study area and there are five double bedrooms, family bathroom and a separate shower room. The main bedroom has a walk in wardrobe and offers scope to create an ensuite if preferred.

Outside you approach the Swallows through two timber gates on to a gravelled drive which provides parking for several cars, there is a good sized lawned front garden and access to the rear where there is a magnificent garden, paved terrace and a super lawn with extensive flower and shrub borders with mature trees and shrubs and at the very rear is a large summer house / studio and a brick paved patio seating area to the front of it. The gardens offer a good degree of privacy and plenty of colour throughout the year. 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).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

