



15 Romney Way, Tonbridge, TN10 4PG.

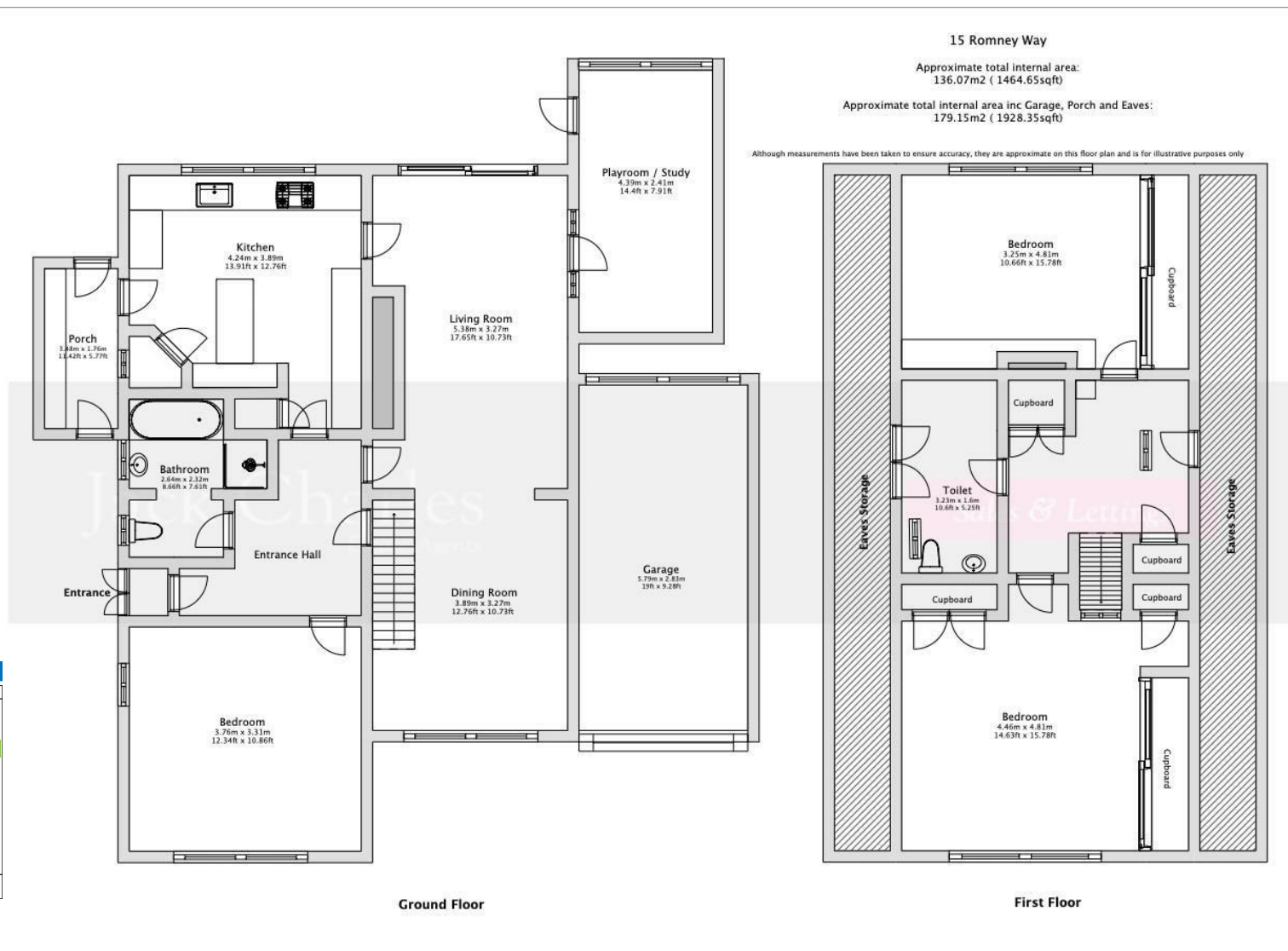
Guide Price £625,000 - £675,000

Jack Charles  
Estate Agents

Sales & Lettings

- Detached House
- Study/Playroom
- Beautiful South Facing Gardens
- NO FORWARD CHAIN
- Three Bedrooms
- Kitchen/Breakfast Room
- Garage & Parking
- GF Family Bathroom & FF Cloakroom
- Lounge/Dining Room
- Viewings Recommended

**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.



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## To Be Sold

Jack Charles delighted to offer for sale this detached chalet style property situated in a sought-after location close to the popular Woodlands primary school. Although the property requires some updating it is very well presented and offers great flexibility and well appointed accommodation.

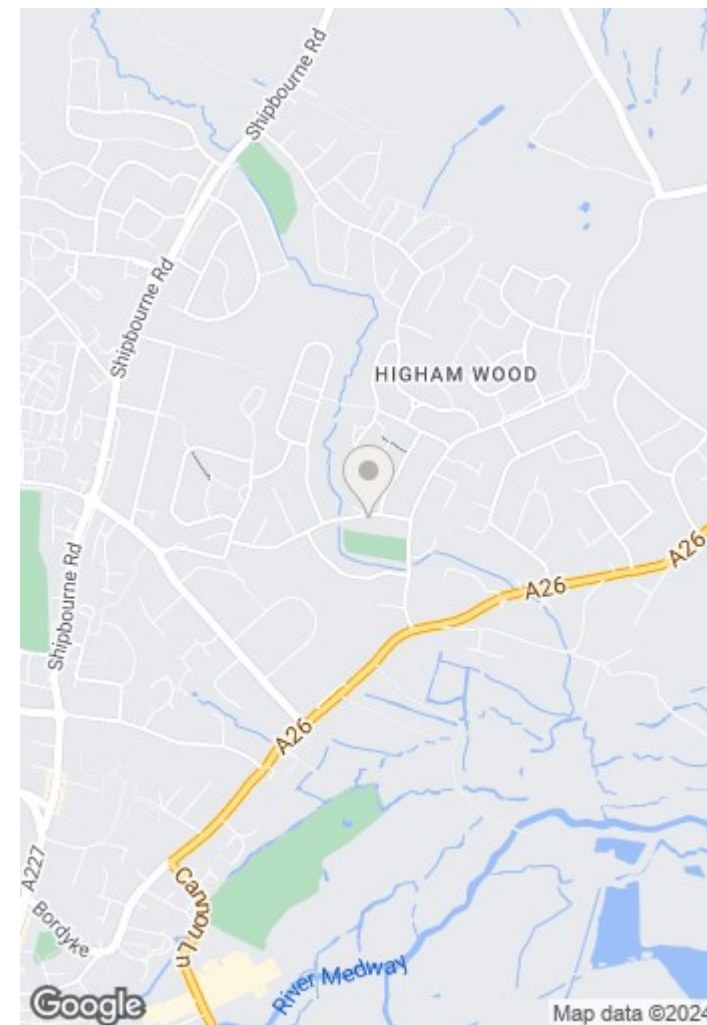
You enter the property via the side porch into the entrance hall which has doors leading to a lounge / dining room, kitchen / breakfast room, a ground floor bedroom and a family bathroom. The lounge / dining room has a wonderful double aspect and an archway separating both the rooms, the dining area has an open tread stairs to 1st floor, window to the front and the living room has a feature fireplace, sliding doors to the rear. There are also doors through to the hallway, kitchen / breakfast room and a very useful study/playroom. The kitchen / breakfast room has an aspect to the rear, a deep larder cupboard, range of units incorporating cupboards and drawers, breakfast bar, wall mounted boiler, space for appliances and there is a door to the side lobby which gives access to both the front and rear gardens. Bedroom 3 and the family bathroom complete the ground floor.

To the first floor there are two very large bedrooms with built-in wardrobes with mirrored sliding doors, the landing also gives access to a large WC which has space to incorporate a shower. In our opinion there is scope for further expansion subject to planning. Both the landing and WC have access to eave storage.

Outside to the front there is a lovely lawn garden, driveway and a large single garage and to the rear there is a beautiful south facing garden which has a brick paved patio, lawn, potting shed and there is an area hidden behind some hedging and plants with a greenhouse and a compost area. 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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