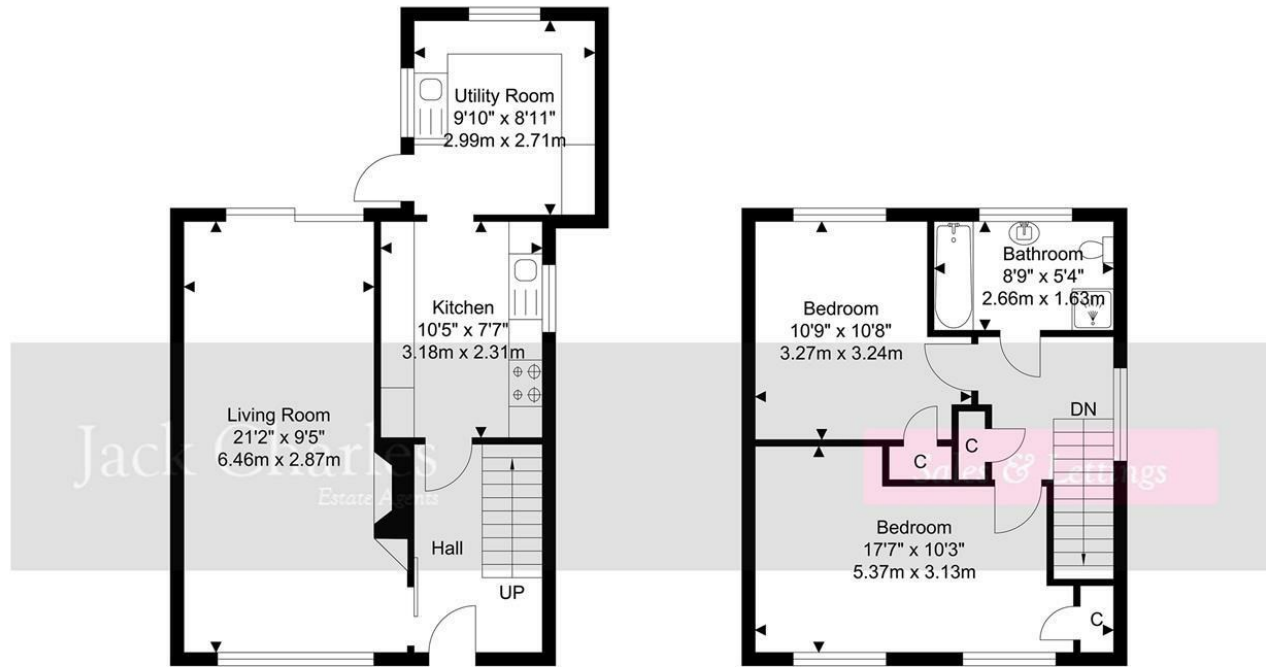143 Turner Road, Tonbridge, TN10 4AJ.

Guide Price £375,000

Jack Charles
*Estate Agents*

Sales & Lettings

- Beautifully Presented
- Through Lounge / Dining Room
- Super Front & Rear Gardens
- Two Double Bedrooms
- Kitchen
- Potential For Parking STPP
- First Floor Bathroom
- Large Utility 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.

Utility Room
9'10" x 8'11"
2.99m x 2.71m

Kitchen
10'5" x 7'7"
3.18m x 2.31m

Living Room
21'2" x 9'5"
6.46m x 2.87m

Hall

UP

Bathroom
8'9" x 5'4"
2.66m x 1.63m

Bedroom
10'9" x 10'8"
3.27m x 3.24m

DN

C    C

C

Bedroom
17'7" x 10'3"
5.37m x 3.13m

C

Ground Floor
Approximate Floor Area
460.37 SQ.FT.
(42.77 SQ.M.)

First Floor
Approximate Floor Area
373.40 SQ.FT.
(34.69 SQ.M.)

TOTAL APPROX FLOOR AREA 833.77 SQ.FT. (77.46 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 | | 68 |
| (55-68) D | 53 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**England & Wales**   EU Directive 2002/91/EC

## To Be Sold

Jack Charles are delighted to offer for sale this charming well presented property located in a popular position close to popular schools. The property offers two bedrooms and a first floor bathroom and on the ground floor there is a lovely reception hall, through lounge / dining room and a super kitchen with a a doorway leading through to a good sized utility room with the same units as the kitchen making it a lovely extension to the main kitchen and provides plenty of space.

Outside, one of the features of this property is the gorgeous large rear garden, which backs on to woodland, It has a large lawned area a paved terrace adjacent to the living room and utility room. There is a good degree of privacy, large garden shed and a chicken run which is not included in the sale. To the front there is also a lovely garden which is lawned with flower and shrub borders providing plenty of colour. Path to the side and we feel there may be potential for parking to the front subject to obtaining permission.

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).
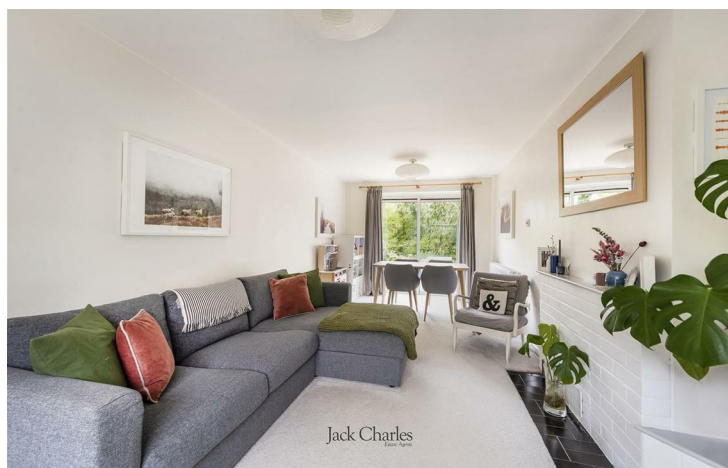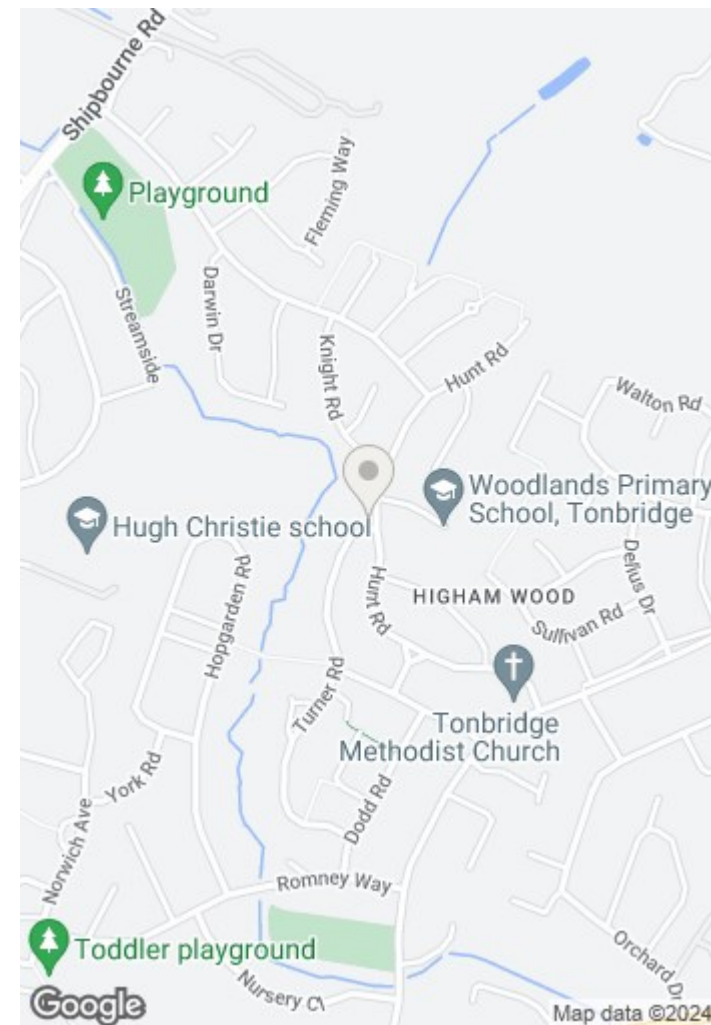
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