



7 Taylor Close, Tonbridge, TN9 2FE.

Guide Price £650,000 - £700,000

Jack Charles  
Estate Agents

Sales & Lettings



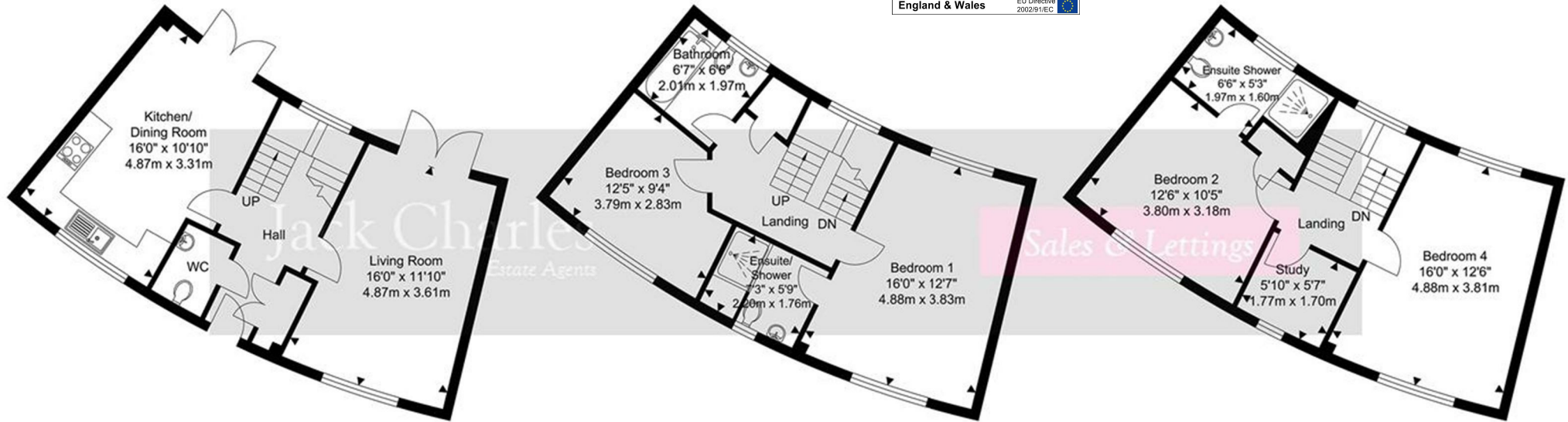
- Substantial Town House
- Study
- Kitchen / Dining Room

- Popular Location
- Two Ensuities & Family Bathroom
- Garage Parking & Gardens

- 4 Bedrooms
- Double Aspect Lounge
- Close To MLS & High Street

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		79	
(69-80) C			
(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	



Ground Floor  
Approximate Floor Area  
473.00 SQ.FT.  
(43.93 SQ.M.)

First Floor  
Approximate Floor Area  
473.00 SQ.FT.  
(43.93 SQ.M.)

Second Floor  
Approximate Floor Area  
473.00 SQ.FT.  
(43.93 SQ.M.)

TOTAL APPROX FLOOR AREA 1419.00 SQ.FT. (131.79 SQ. M.)  
For Identification Purposes Only.



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## To Be Sold

Jack Charles are delighted to offer for sale this beautifully presented and spacious double fronted end of terrace town house situated in a sought after location to the south side of Tonbridge. The property is arranged over three floors and offers super flexible accommodation.

You enter into the entrance hall which has turned stairs to the first floor, deep cupboard and doors that lead to a cloakroom / wc, double aspect sitting room and a good sized open plan kitchen / dining room.

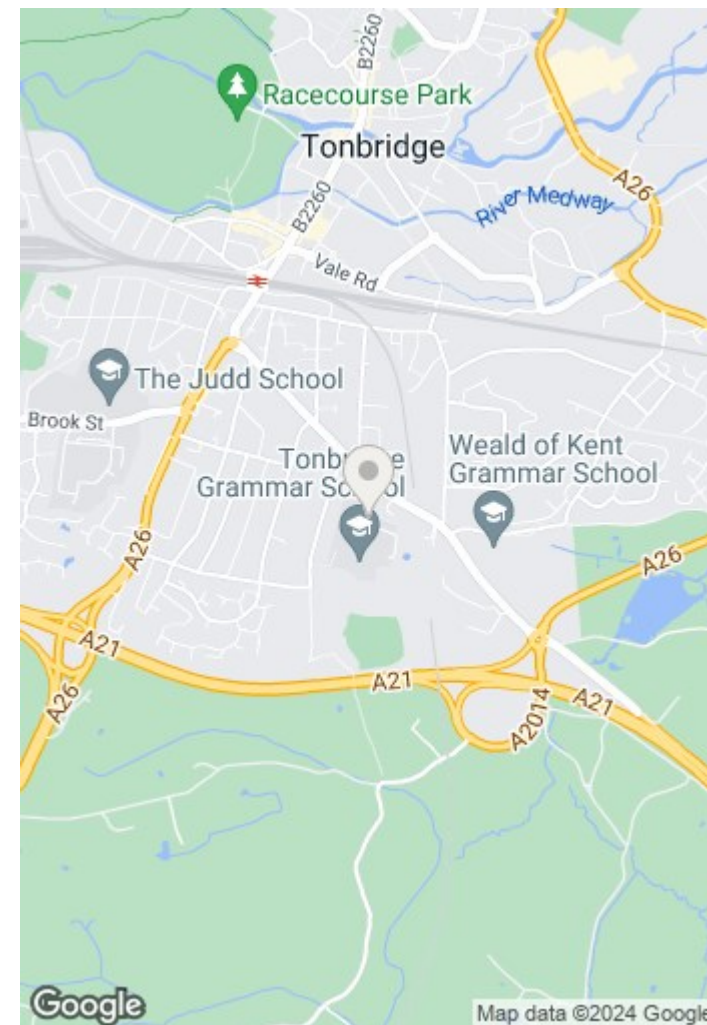
To the first floor there are two double bedrooms and a family bathroom, bedroom 1 has a double aspect and a partitioned wall providing a dressing / wardrobe area. There is also an en suite shower room.

To the second floor there is a study / box room and two further double bedrooms, one with an ensuite en suite. and we believe that the box room could also provide an ensuite for the other bedroom on this floor.

Outside there is a lovely landscaped rear garden with far reaching views across the town, gate that leads to a path giving access to the garage which has an up and over door, power & light, there is an additional allocated parking space next to the garage. The residence of Taylor Close also benefit from the communal meadow positioned in the heart of the development.

## 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).







**Jack Charles**  
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