



49 Brindles Field, Tonbridge, Kent, TN9 2YR.

Guide Price £550,000 - £575,000

Jack Charles  
Estate Agents

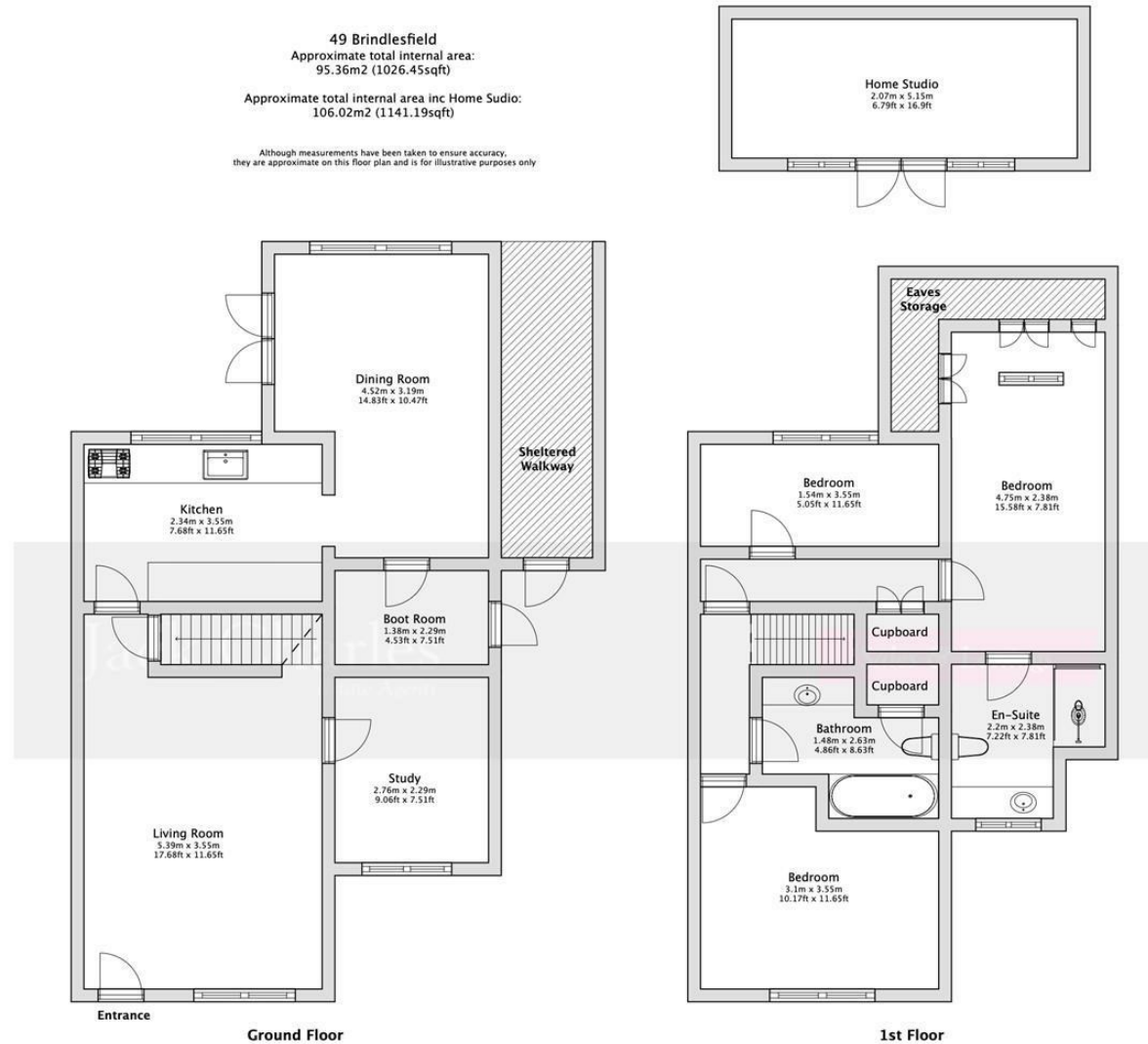
Sales & Lettings

- Extended Semi Detached House
- Study
- Rear Garden With Outbuilding / Gym

- Three Bedrooms
- Large 3rd Reception Room
- Parking

- Ensuite Shower Room & Family Bathroom
- Kitchen
- Tucked Away Position

**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		87
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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## To Be Sold

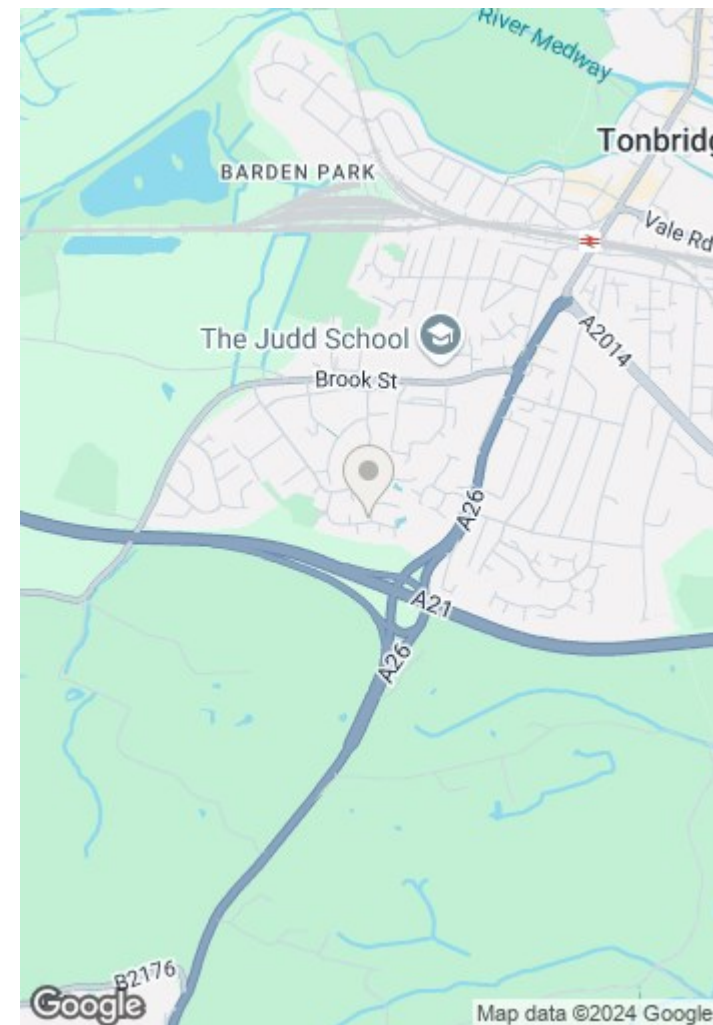
Jack Charles are delighted to offer for sale this well presented and extended 3/4 bedroom semi detached house situated in a popular residential area on the South side of Tonbridge. You enter the property via an attractive covered open porch with a door to a sitting room that has stairs to the first floor and a door through to the kitchen and a study which could double up as an occasional bedroom 4. The kitchen has a range of matching units with space and plumbing for free standing appliances and an archway that leads to a very good sized reception room with doors out to the garden and a lobby which leads to the side path. To the first floor there are three bedrooms and a family bathroom. Bedroom One has eaves storage at the rear and an large ensuite shower room.

Outside the property has parking to the front for two cars, access to the side via a gate and the rear garden is paved with a garden shed and a large timber outbuilding with power and light currently used as a gym.

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 green etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a 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 range 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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**Sales & Lettings**

6 London Road  
Tunbridge Wells  
Kent TN1 1DQ  
Tel: (01892) 621 721

191 High Street  
Tonbridge  
Kent TN9 1BX  
Tel: (01732) 75 75 80

E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)



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