



4 Gilwell Close, Tonbridge, TN10 4EN

Guide Price £595,000

Jack Charles  
Estate Agents

Sales & Lettings

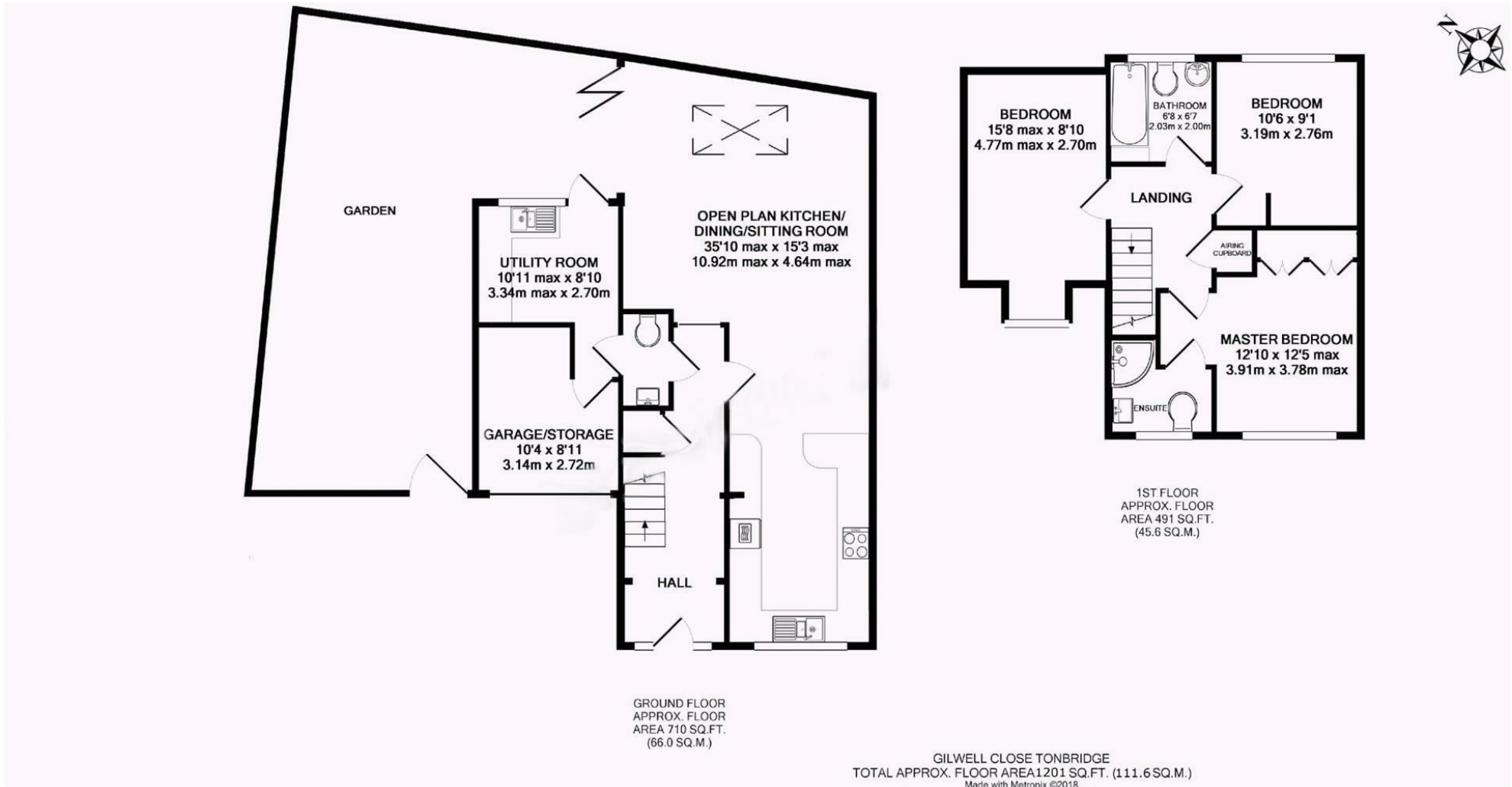


- Extended Detached House
- Cloakroom
- Ensuite & Family Bathroom

- Beautifully Presented
- Study / Utility Room
- Private Rear Garden

- Open Plan Living / Kitchen / Dining Room
- Garage Store
- Ample Parking

**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.



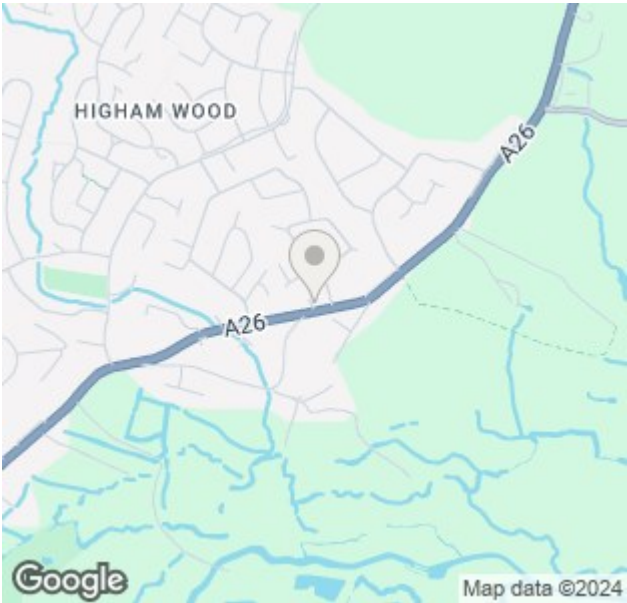
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**To Be Sold**

Jack Charles are delighted to be appointed as agents for the sale of this stunning extended detached property, situated in a popular location. The property has been extended and refurbished by the present owners and comprises from a spacious entrance hall, cloakroom, utility room, a fantastic open plan kitchen / family room with bi-folding doors on to garden and a roof lantern giving plenty of natural light. The kitchen is fitted with a range of dark grey high gloss units. To the first floor are three double bedrooms, ensuite to bedroom one and family bathroom, there is also a good sized loft space that offers potential subject to the relevant consents. Outside the gardens extend to the side and rear and there is parking to the front of the garage store. 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 world-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 |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |  |   |           |
| (92 plus) <b>A</b>                                 |  |   |           |
| (81-91) <b>B</b>                                   |  |   |           |
| (69-80) <b>C</b>                                   |  | 75  | 85        |
| (55-68) <b>D</b>                                   |  |   |           |
| (39-54) <b>E</b>                                   |  |   |           |
| (21-38) <b>F</b>                                   |  |   |           |
| (1-20) <b>G</b>                                    |  |   |           |
| <i>Not energy efficient - higher running costs</i> |  |   |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC  |           |







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