



35 Judd Road, Tonbridge, TN9 2NH.

Asking price £495,000

Jack Charles
Estate Agents

Sales & Lettings

- Semi Detached House

■ Sitting Room

■ Utility Room
- Three Bedrooms

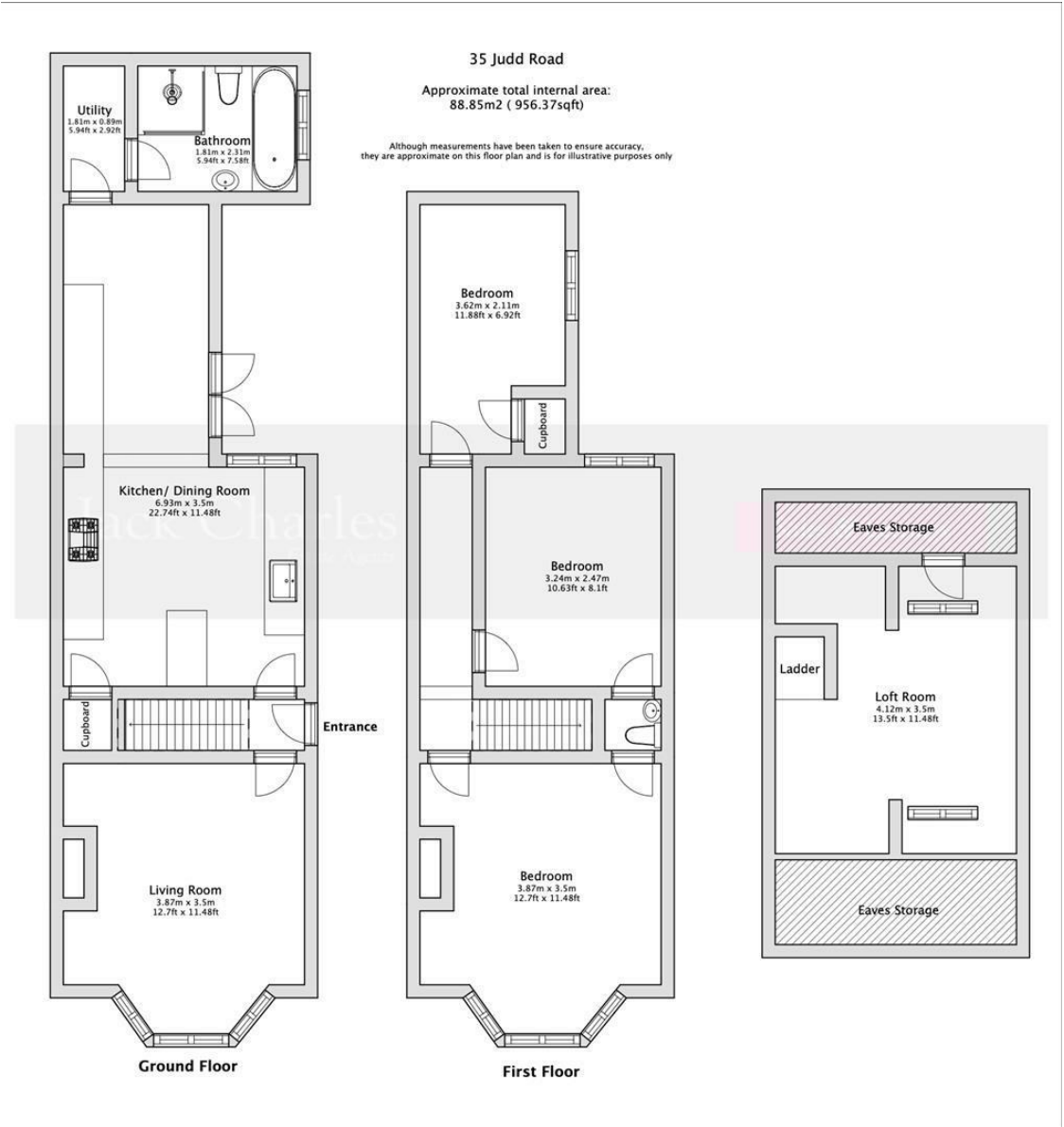
■ Kitchen/Dining Room

■ Bathroom
- Plus a Loft Room

■ Family Room/Study

■ Garden

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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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To Be Sold

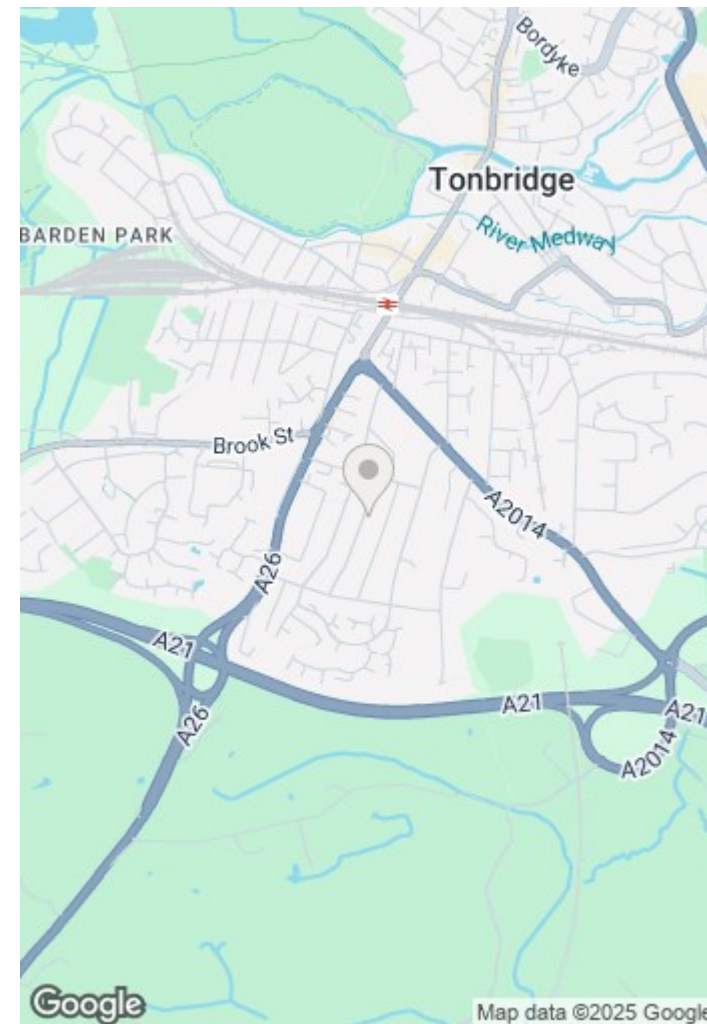
Jack Charles have the pleasure of offering this beautifully presented & extended semi-detached house situated in a sought-after location on the south side of town, close to the main line station, high street, local primary and secondary schools. The property offers scope for an official loft conversion given there is a loft room already accessed via a loft ladder. You enter the property through the side in to a small lobby were there are stairs to the first floor and doors to the kitchen / dining room and living room. The living room has a large bay window to the front and a Victorian feature fireplace. The kitchen / dining room is to the rear with an understairs cupboard, oak flooring and a range of units incorporating cupboards and drawers, worktops, breakfast bar and a square arch leading through to a very useful reception/family room with doors leading out to a side terrace, utility room and a ground floor bathroom with separate shower cubicle. To the first floor there are three double bedrooms and access to the a loft room via a loft ladder.

Outside there is a pretty garden to the rear with a paved terrace adjacent to the side of the house and steps up to the lawn and decked seating 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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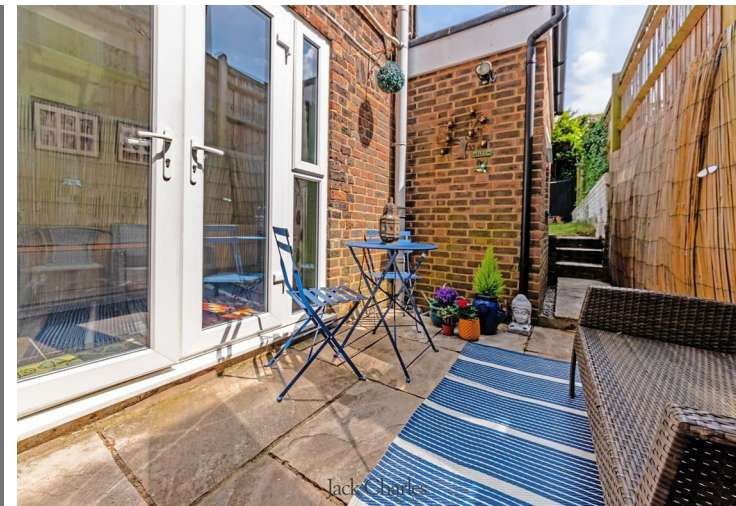
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