



39 Shipbourne Road, Tonbridge, TN10 3DS

Asking price £750,000

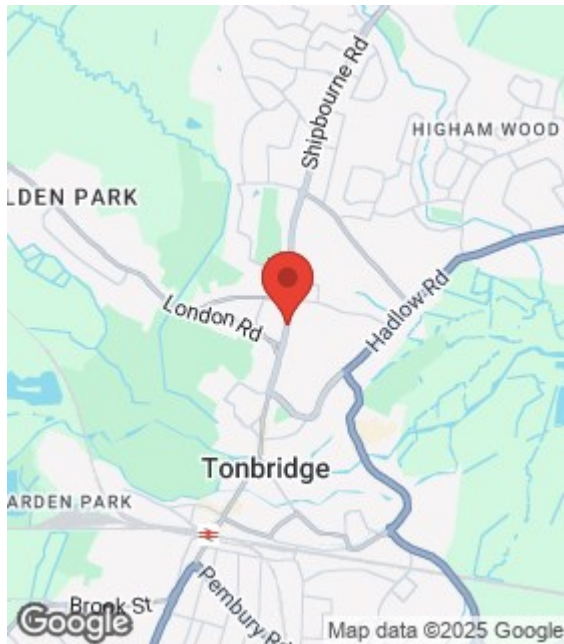
Jack Charles
Estate Agents

Sales & Lettings

39 Shipbourne Road,
Tonbridge, TN10 3DS

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.

- Stunning deceptively spacious New Home
- Three Double Bedrooms
- Two Bathrooms
- A Mixture of Modern Contemporary & Victorian charm
- Kitchen / Dining Room
- Loving Room with Bi-Fold Doors
- Private Low Maintenance Garden
- Desirable Location
- Walking Distance To MLS & High Street



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92 plus)	82
B (81-91)	78
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

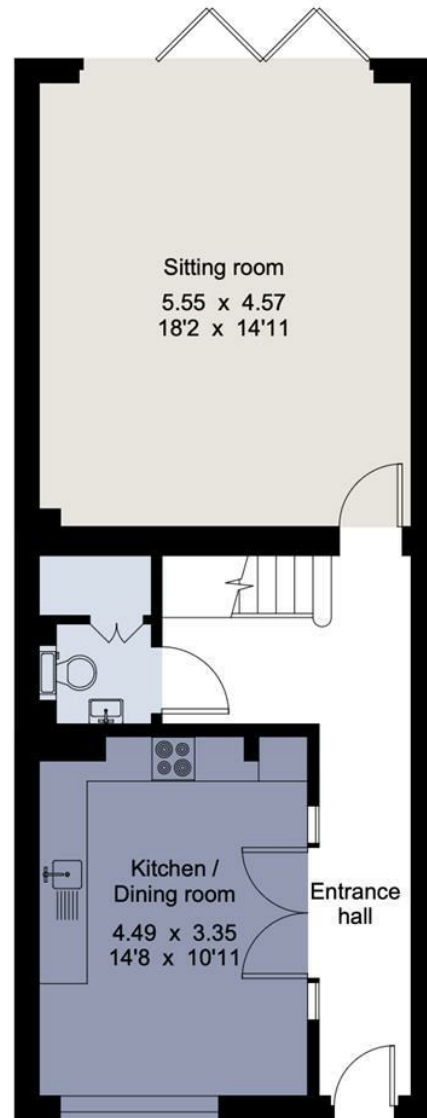
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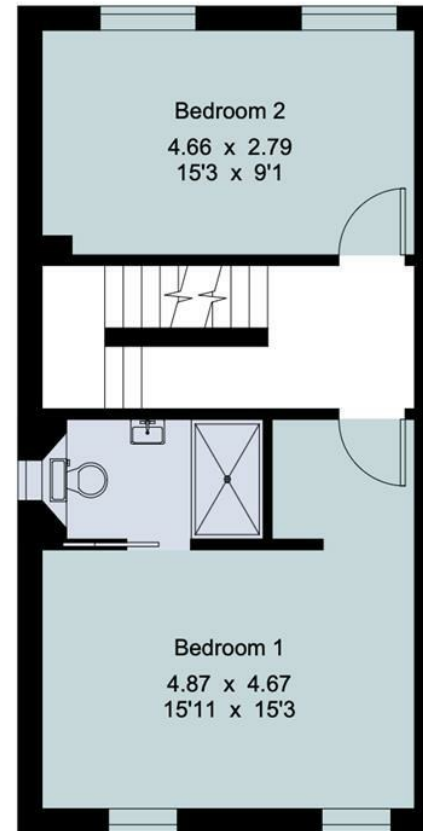
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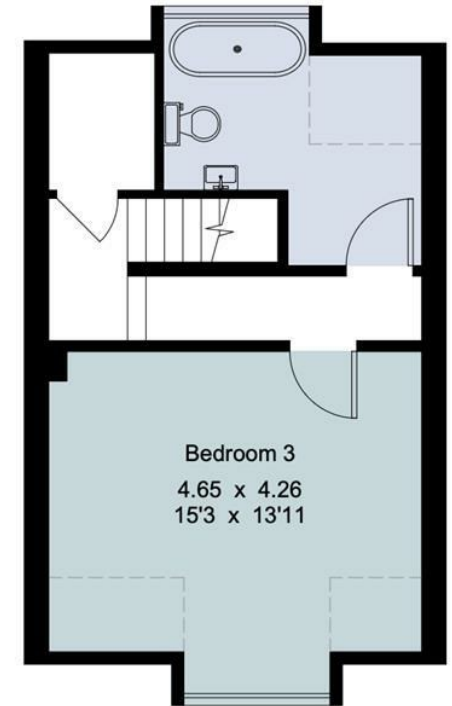
Ground floor

39 Shipbourne Road, Tonbridge
Gross internal area (approx) 141.3 sq m/ 1520 sq ft



First floor

----- reduced headroom below 1.5m / 5'0



Second floor

For identification only - Not to scale
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Important Notice:
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To Be Sold

This is one of three superbly converted and redeveloped homes situated in a desirable and convenient location on the Shipbourne Road. This stunning house beautifully combines the elegance of Victorian features such as the footpath which seamlessly continues into the hallway along with the comforts of contemporary living. With three spacious bedrooms and two well-appointed bathrooms, this property offers luxurious and flexible living space, perfect for families.

As you step inside, you will be greeted by a harmonious blend of classic architecture and modern design, creating an inviting atmosphere throughout. The reception room is a delightful space, ideal for relaxation or hosting guests, the kitchen / dining room is also a super room offering a spacious entertaining space while the bedrooms provide a tranquil retreat at the end of the day.

Outside is a private rear garden designed for low maintenance, perfect for relaxing or entertaining.

One of the standout features of this property is its prime location. Situated within walking distance to the local station, making commuting to nearby towns and cities both convenient and efficient. This accessibility makes it an excellent choice for professionals and families alike.

The house is not only a home but a lifestyle choice, offering the best of both worlds with its stunning aesthetics and practical living arrangements. Reservations Available Now.

Specifications are listed below.

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 High Street stores, 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).

Specification

Kitchen

Magnet Tunbridge Wells.
Tatton Midnight Shaker range.
Oak Carcase with Brass handles.
Ariastone Maravilla worktops.
Smeg cooker with gar hob.

Bathrooms

Level ceramic shower tray with glass screen.
Period Shower thermostatic head and triple control.

Old London Basin and Pedestal.
Duke Black double ended roll top bath.
Chrome towel rail
Feature mirror, shaver socket and feature lights.

Utility Room appliances.

Washing machine Hoover H-wash 300 10kg 1400spin.
Tumble Dryer Hoover H-Dry 350 9kg Condenser.

Flooring

Living room mid oak plank flooring
Hallway Victorian black and white tiles.
Bathrooms and WCs timber a ect tile.
External ramp Victorian black and white tile.

Windows

White Upvc Sliding Sash double glazed windows.
Satin furniture.

Bi-folding doors.

Visafold – aluminium Bi Folding double glazed doors, colour Anthracite.

Locks

Front door Nightlatch and dead lock by ERA in brass.

Alarms

Intruder Alarm Texecom
Ring Video Doorbell.

Heating

Worcester Bosch Gas boiler and cylinder for hot water and heating.
Hive smart thermostatic control.





