



14 Fleming Way, Tonbridge, Kent, TN10 4RU

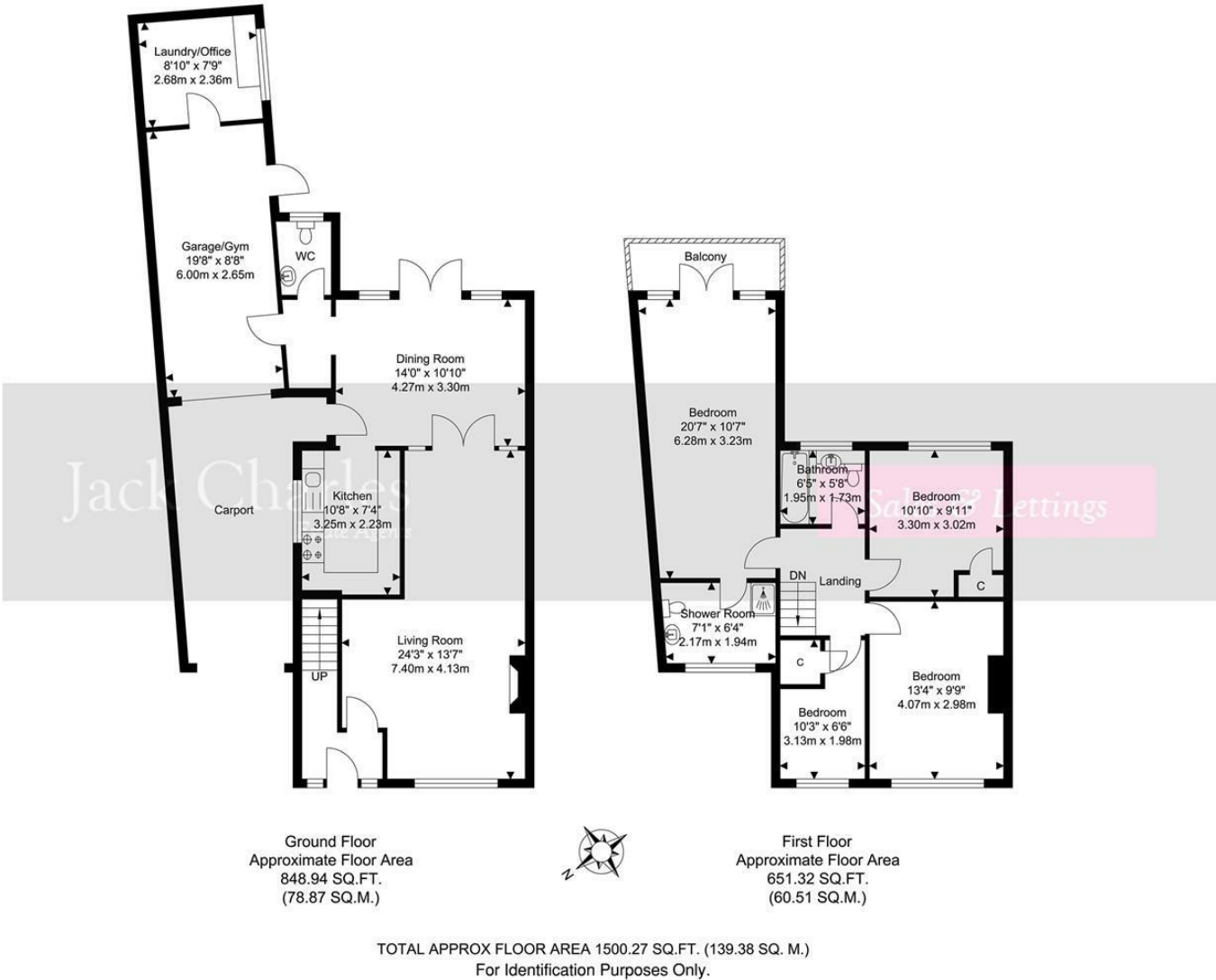
Offers in the region of £625,000

Jack Charles
Estate Agents

Sales & Lettings

- Substantially Extended Semi Detached House
 - Ensuite & Family Bathroom
 - Kitchen
- Backing Onto Farm Land
 - Living Room
 - Large Garage, Ample Parking
- Four Bedrooms
 - Dining Room
 - Well Maintained Rear 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	85	88
		EU Directive 2002/91/EC

Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Guide Price £625,000 - £650,000 Jack Charles have the pleasure of being appointed as agents for the sale of this gorgeous extended semi detached property, situated in a desirable location on the North side of Tonbridge backing onto farmland.

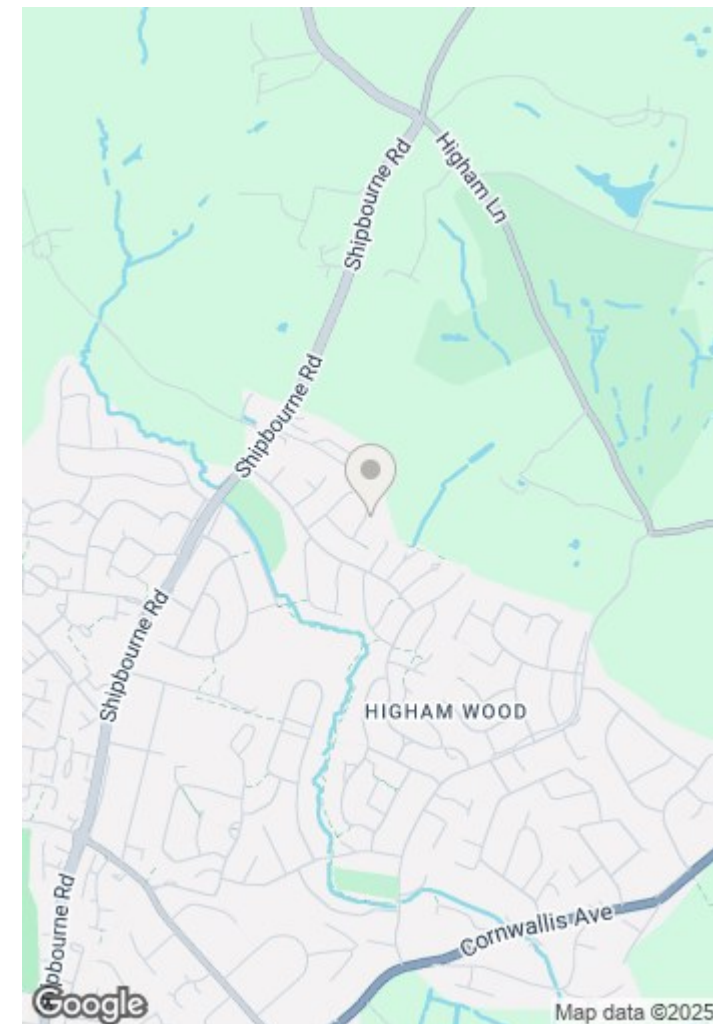
The property has been modernised and upgraded by the present owners and comprises from an entrance lobby with stairs to 1st floor and door through to the through lounge which in turn leads to a formal dining room with doors overlooking the rear garden, doorway to kitchen which is fully fitted with free standing appliances. There is a rear lobby for gives access through to a cloakroom and also the garage which is currently used as a gym. There is a remote control roller door and a very useful study/Laundry room to the rear of the garage. To the first floor there is a wonderful master bedroom with a vaulted ceiling doors leading out to a Juliet balcony with stunning views over the countryside and farmland beyond. There is a large ensuite shower room with double shower cubicle, WC & wash hand basin, there are three further bedrooms and family bathroom to complete the first floor.

Outside to the front is a driveway providing parking for several cars, electric car charging point, an undercroft parking area which leads to the garage. To the rear there is a lovely garden which has been well maintained and landscaped by the owners providing a paved patio, wonderful area of lawn, garden shed and decked seating area at the very rear. There is also a circular timber framed alfresco covered eating area with side panels that is available by separate negotiation.

Viewings for this home are a must to appreciate the size and condition as well as the superb aspect to the rear over farmland.

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).





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