



Kendal Drive, Tonbridge, TN9 1LZ.

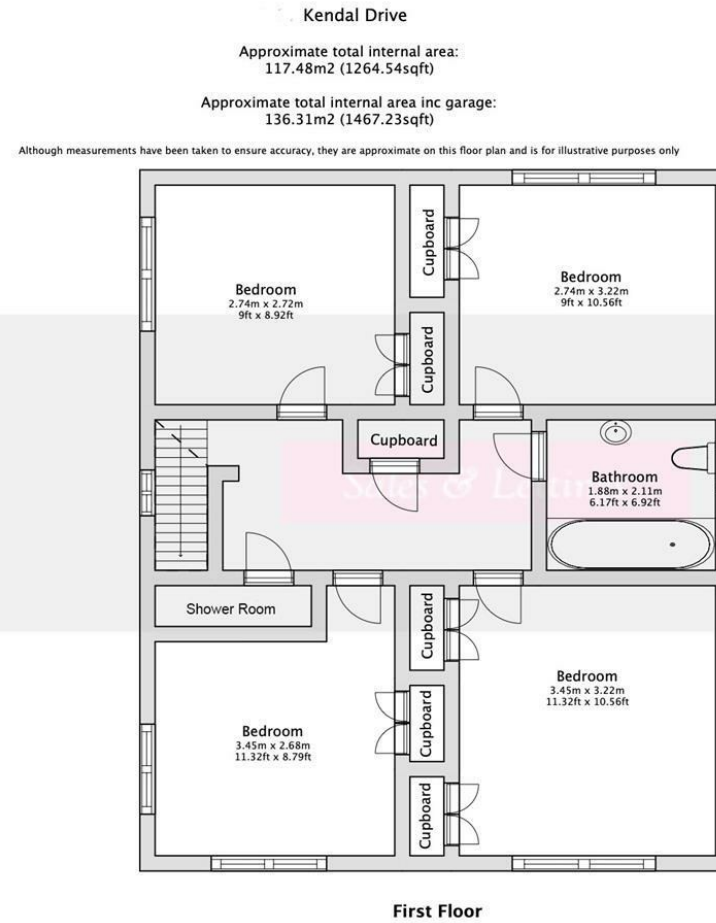
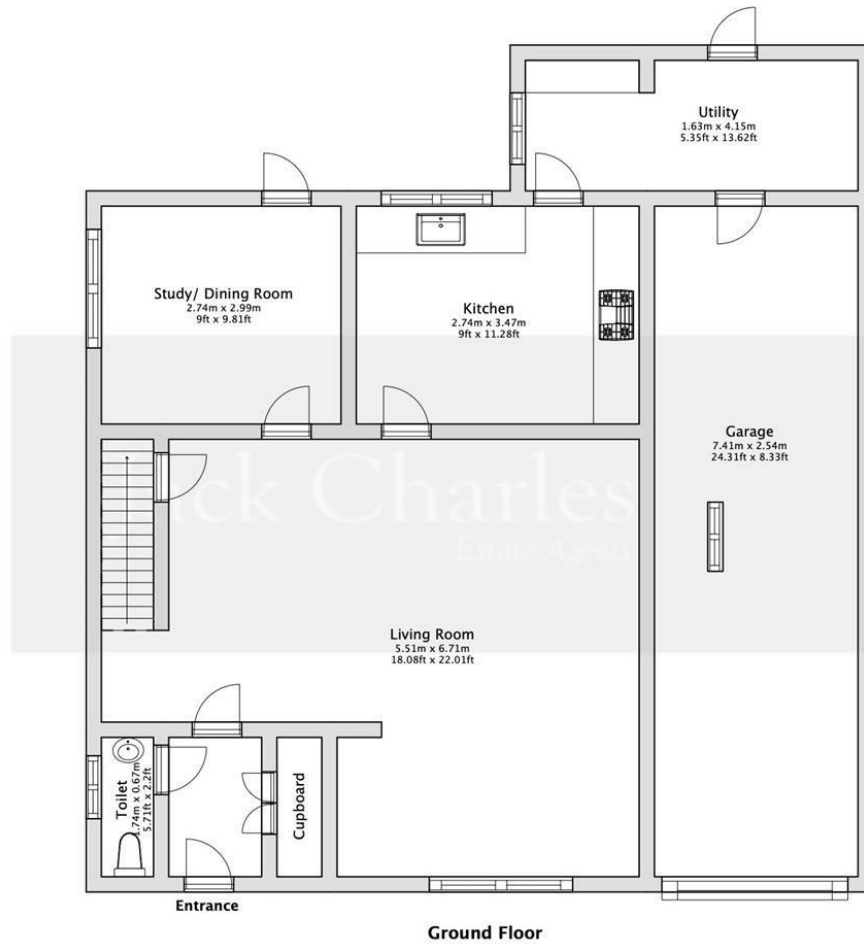
Guide Price £895,000

Jack Charles  
Estate Agents

Sales & Lettings

- Detached Family Home
- Lounge / Dining Room
- Tandem Garage & Parking
- Four Double Bedrooms
- Kitchen & Utility Room
- Gardens
- Family Bathroom
- Second Reception Room
- Popular Central Location

**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.



Kendal Drive

Approximate total internal area:  
117.48m<sup>2</sup> (1264.54sqft)

Approximate total internal area inc garage:  
136.31m<sup>2</sup> (1467.23sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only

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		EU Directive 2002/91/EC	
		64	81

**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.

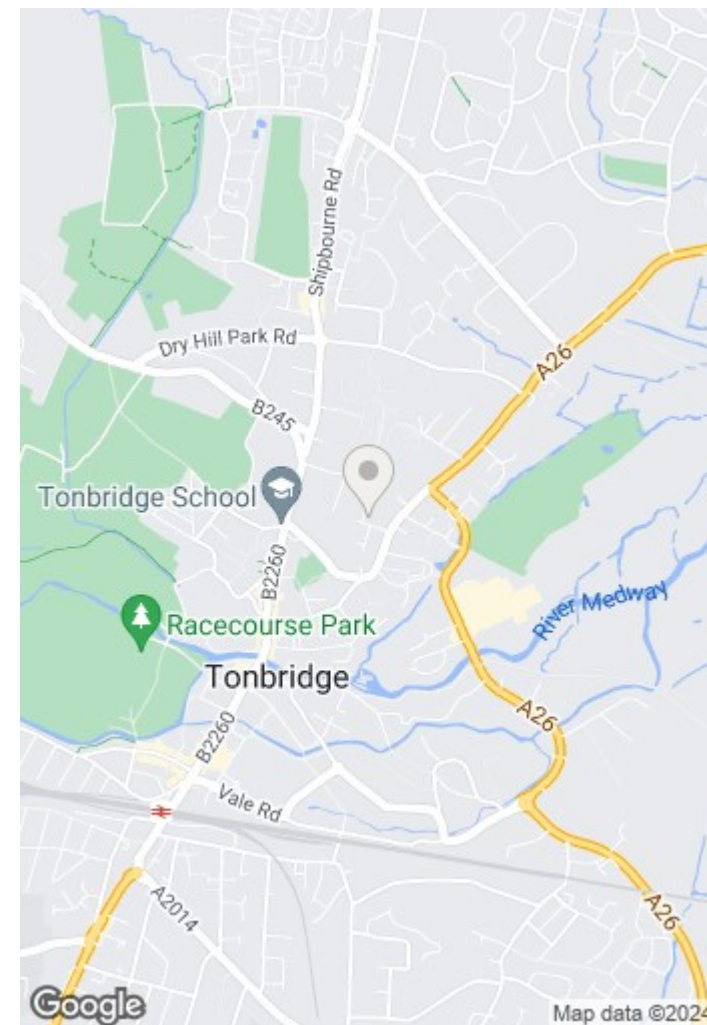
## To Be Sold

Jack Charles are delighted to offer for sale this four bedroom detached family home situated in a favoured location close to the mainline station and High Street. Kendal Drive is a short walk to the High Street and local amenities, as well as being in close proximity to coveted primary and secondary schools.

The accommodation comprises downstairs of 2 reception rooms, a modern fitted kitchen with integrated appliances, a cloakroom and a good size utility room leading to the garage. On the first floor there are 4 double bedrooms with built-in wardrobes, a family bathroom and a separate shower room. Outside, the property has gardens to the front, side and rear with a sizeable patio. There is ample parking with a driveway providing parking for two cars, as well as a garage. 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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Estate Agents

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