



66 Taylor Close, Tonbridge, Kent, TN9 2FE

Guide Price £550,000

Jack Charles  
Estate Agents

Sales & Lettings



- Modern Family Home
- Modern Fixtures & Fittings
- Allocated Parking & Garage

- Energy Efficient
- En-Suite & Family Bathroom
- 0.5 Miles From Mainline Train Station

- Three Double Bedrooms
- Enclosed Rear Garden
- Various Upgrades Internally

**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.



**Important Notice:**  
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## To Be Sold

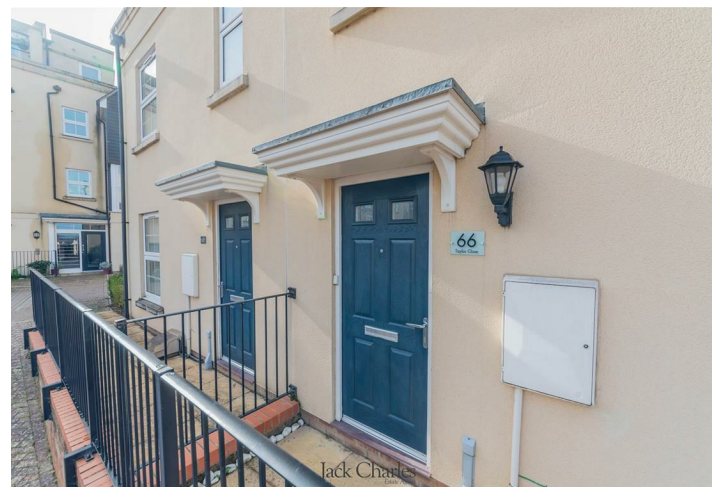
Jack Charles are delighted to offer for sale this large energy efficient modern family home that enjoys high standard presentation and benefits from many internal upgrades. This modern home built 2013 is positioned within this popular development just 0.5 miles from the mainline train station and town centre. In principle it deceptively offers generous layout boasting - Entrance hallway with cloakroom w.c, open plan lounge/diner which in turn leads off to a fitted modern kitchen. To the first floor the master bedroom offers an ensuite and in addition this floor offers a further double bedroom and a family bathroom. Stairs then rise to the second floor with a generous landing that usefully offers space for a study and in turn leads to a further double bedroom. Externally the property offers allocated parking and a nice enclosed rear garden with patio and lawn with immediate access to a garage. This home is situated close to Tonbridge town centre with its extensive range of shops and varied leisure amenities and well regarded local schooling and train station offering regular train service to central London. Fitted to the highest standard this home is ready to move into and we would not hesitate to recommend a viewing.

## 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(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	







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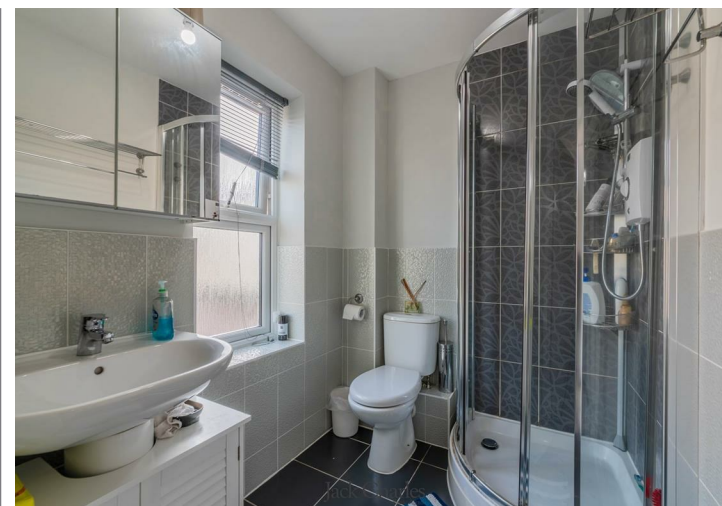


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Castle Lodge  
Castle Street, Tonbridge  
Kent, TN9 1BH  
Tel: (01732) 75 75 80  
E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)



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