



69 Pembury Road, Tonbridge, Kent, TN9 2JF.

Guide Price £650,000 - £700,000

Jack Charles  
Estate Agents

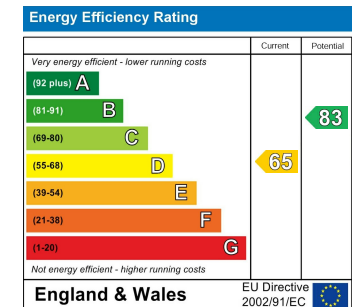
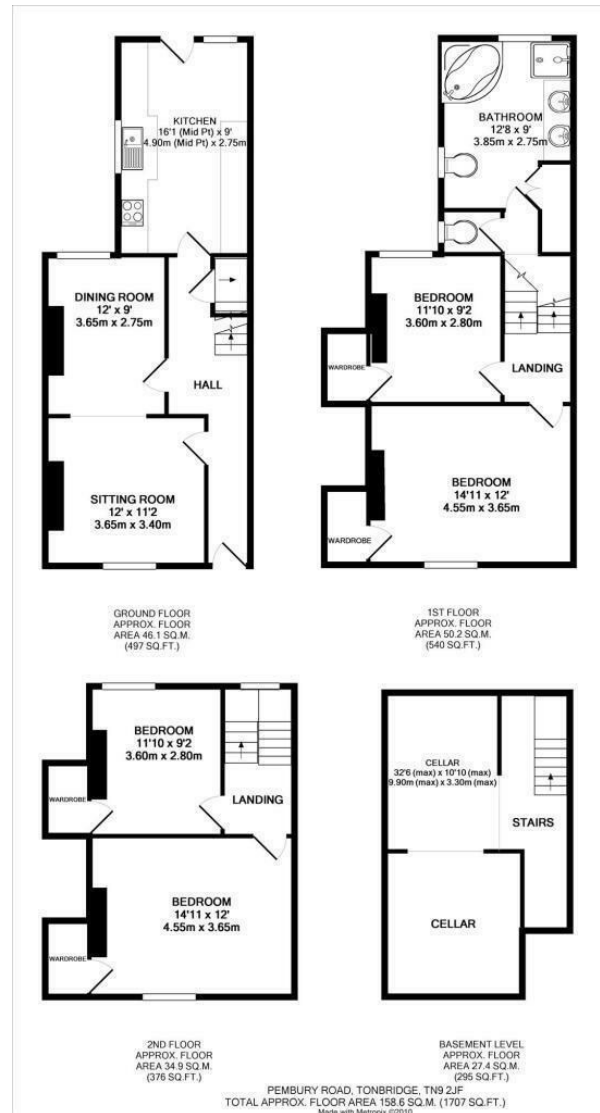
Sales & Lettings

- Victorian Town House
- Kitchen
- 100 FT Rear Garden

- Three Floors + Cellar
- Sitting Room
- Central Location

- Four Bedrooms
- Dining Room
- Close To Station

**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.



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## To Be Sold

Jack Charles are delighted to offer this generously proportioned four bedroom family home, understood to date back to the 19th Century, ideally situated within easy walking distance of Tonbridge main line station and the town centre as well as renown schools such as Judd school and Tonbridge girls grammar.

The ground floor provides two well balanced reception rooms, including an attractive living room featuring original wooden flooring and a double glazed window to the front. An open archway leads through to the dining room, again with original flooring and views over the rear garden.

To the rear of the property, the kitchen is fitted with modern high gloss units, complemented by granite effect work surfaces and a breakfast bar. There is an inset sink and a range of integrated appliances, including fridge freezer, dishwasher, washing machine and tumble dryer. A door from the hallway provides access to a spacious cellar.

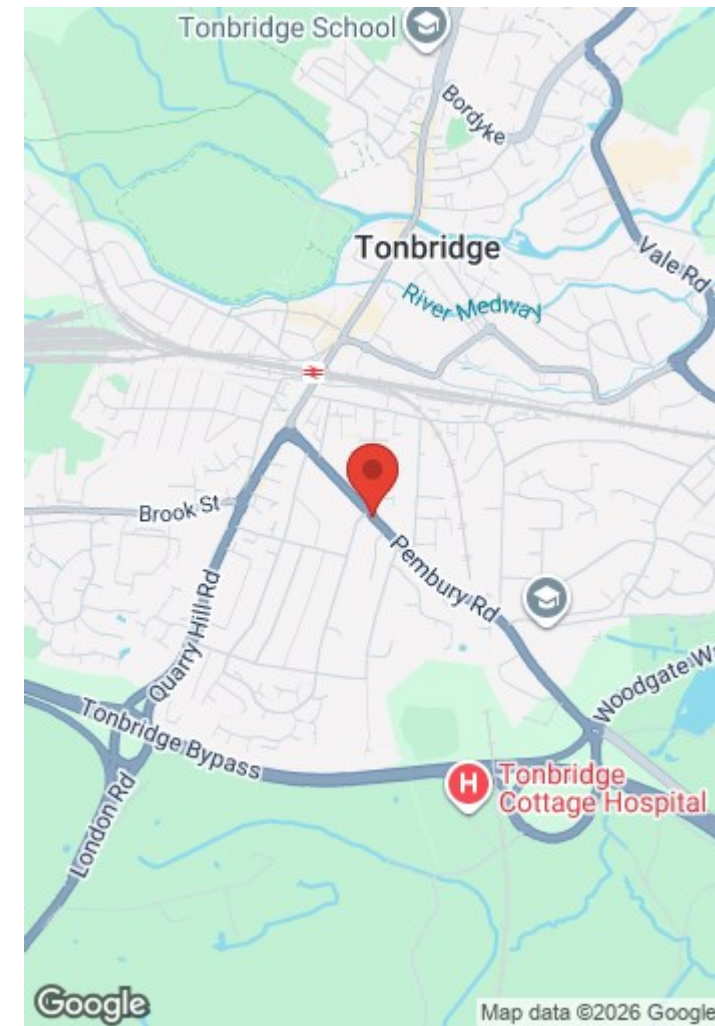
On the first floor, there is a large family bathroom fitted with twin wash hand basins, W.C, corner bath and separate shower cubicle, in addition to a further separate W.C from the landing. Two double bedrooms are found on this level, both benefitting from deep fitted wardrobes, one to the front and one overlooking the rear garden.

The second floor offers two further double bedrooms, each with fitted wardrobes.

Outside, the property features a well established rear garden extending to approximately 100 feet in length.

## 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).





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