



27 Fleming Way, Tonbridge, Kent, TN10 4RU.

Jack Charles
Estate Agents

Guide Price £475,000 - £500,000

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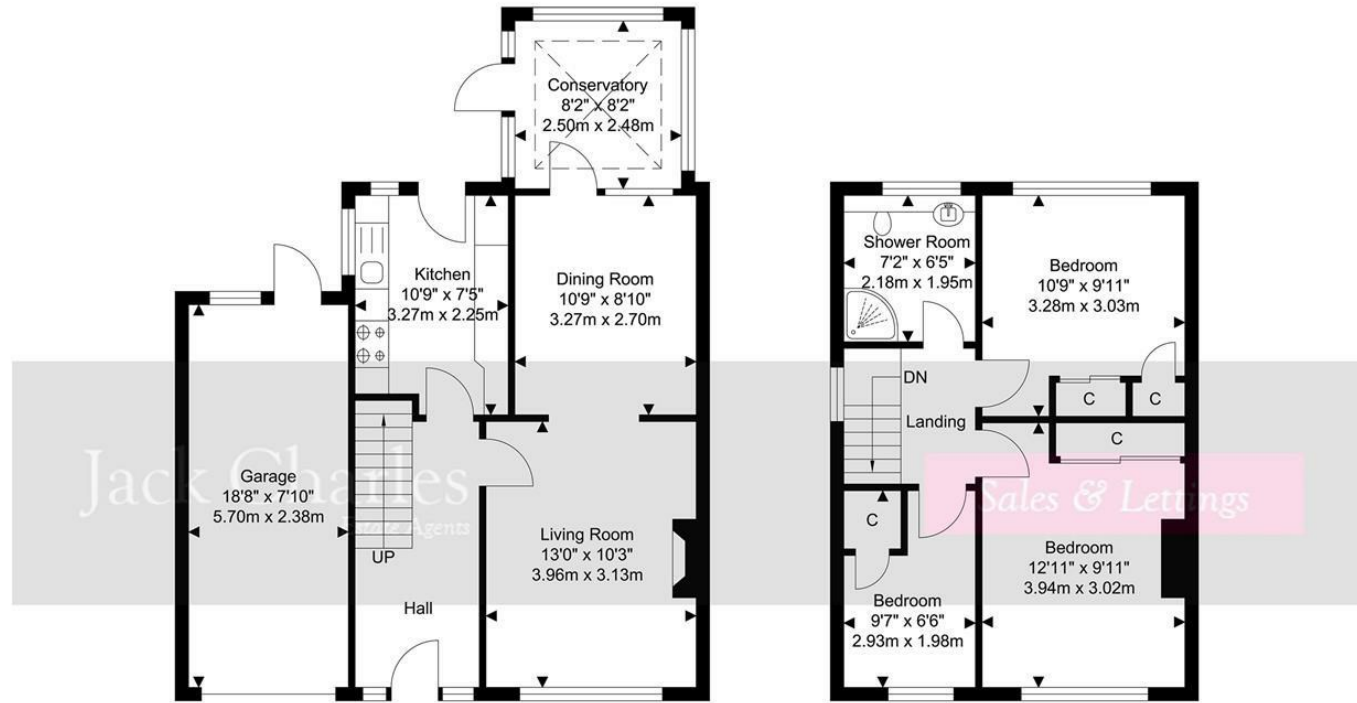
Sales & Lettings

- Semi Detached House
- Lounge
- Conservatory

- Planning To Extend
- Dining Room
- Garage & Drive

- Three Bedrooms
- Kitchen
- 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.



Ground Floor
Approximate Floor Area
622.36 SQ.FT.
(57.82 SQ.M.)

First Floor
Approximate Floor Area
400.84 SQ.FT.
(37.24 SQ.M.)

TOTAL APPROX FLOOR AREA 1023.21 SQ.FT. (95.06 SQ. M.)
For Identification Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Important Notice:
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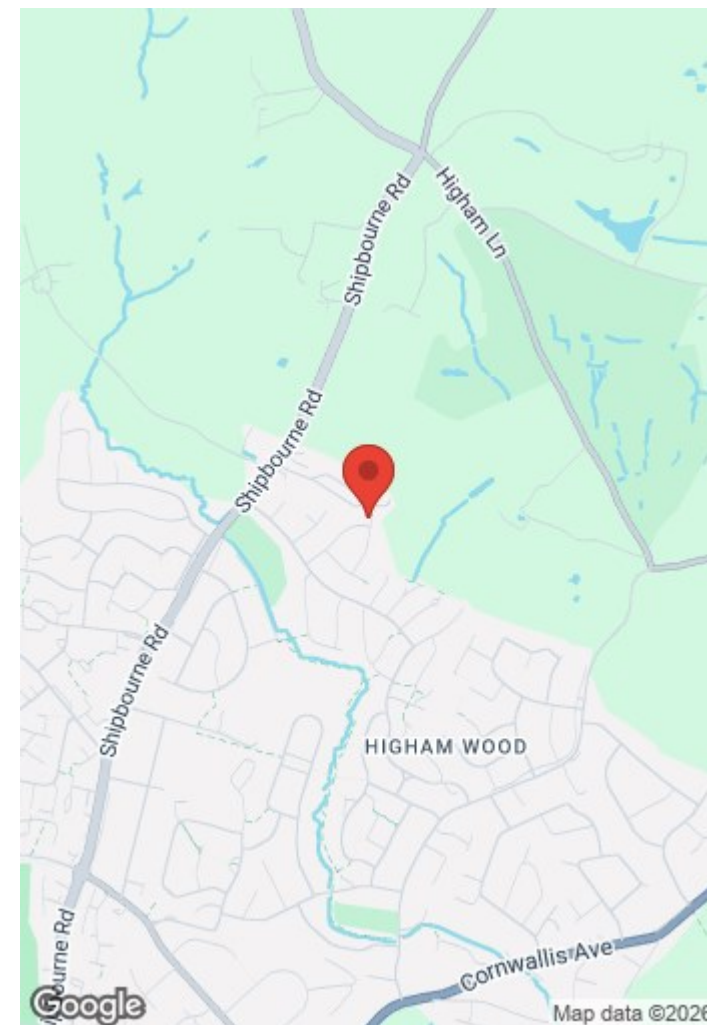
To Be Sold

Jack Charles are delighted to offer this three bedroom semi detached family home, situated in a popular residential location in North Tonbridge. Well maintained throughout, the property offers spacious accommodation including a living room, dining room, conservatory, kitchen, garage and private rear garden.

Whilst presented in good order, the property offers scope for some cosmetic updating and further enhancement. Importantly, planning permission has been granted for a side extension, presenting an excellent opportunity for purchasers to increase the accommodation and add value. An ideal family home in a sought after location with significant future potential.

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, 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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Sales & Lettings

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