



111 Deakin Leas, Tonbridge, TN9 2JT.

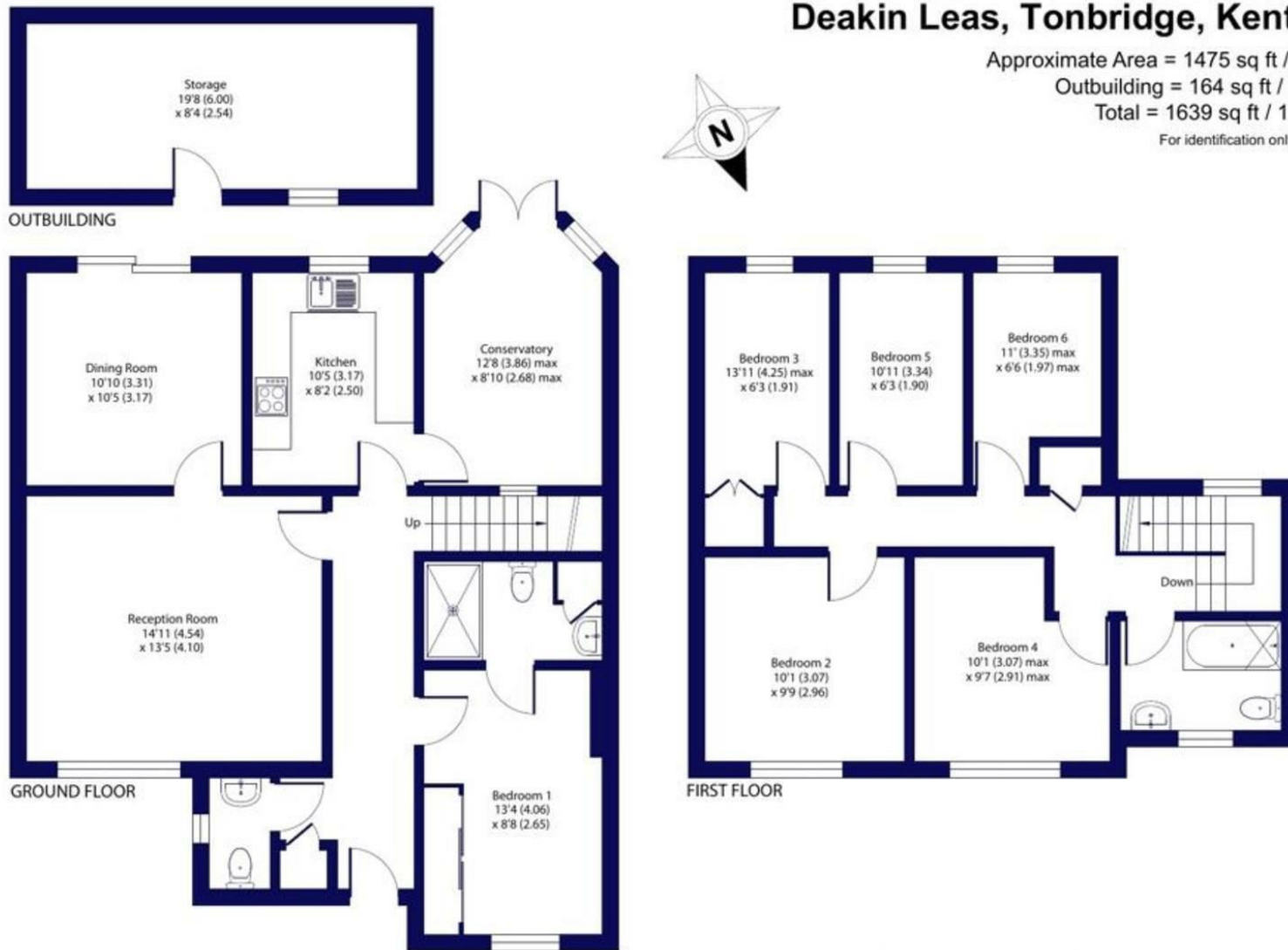
Asking price £725,000

Jack Charles
Estate Agents

Sales & Lettings

- Detached Family Home
- Potential to Reconfigure to 5 Bedrooms
- Kitchen & Conservatory
- Full Video Tour Available
- Scope To Extend STPP
- 5/6 Bedrooms
- Brick Home Office Outbuilding
- Requiring Updating
- Two Reception Rooms
- Parking

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			76
(55-68) D		58	
(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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To Be Sold

Jack Charles are delighted to offer this substantial five / six bedroom detached residence, situated within the highly regarded Deakin Leas, offering an exceptional opportunity for modernisation, reconfiguration and extension, subject to the usual consents.

This versatile home currently provides generous and flexible accommodation across two floors, although we feel the layout would benefit from thoughtful updating. In particular, there is clear potential to reconfigure the first floor to reduce the number of bedrooms and create a significantly larger principal suite, more in keeping with modern living expectations.

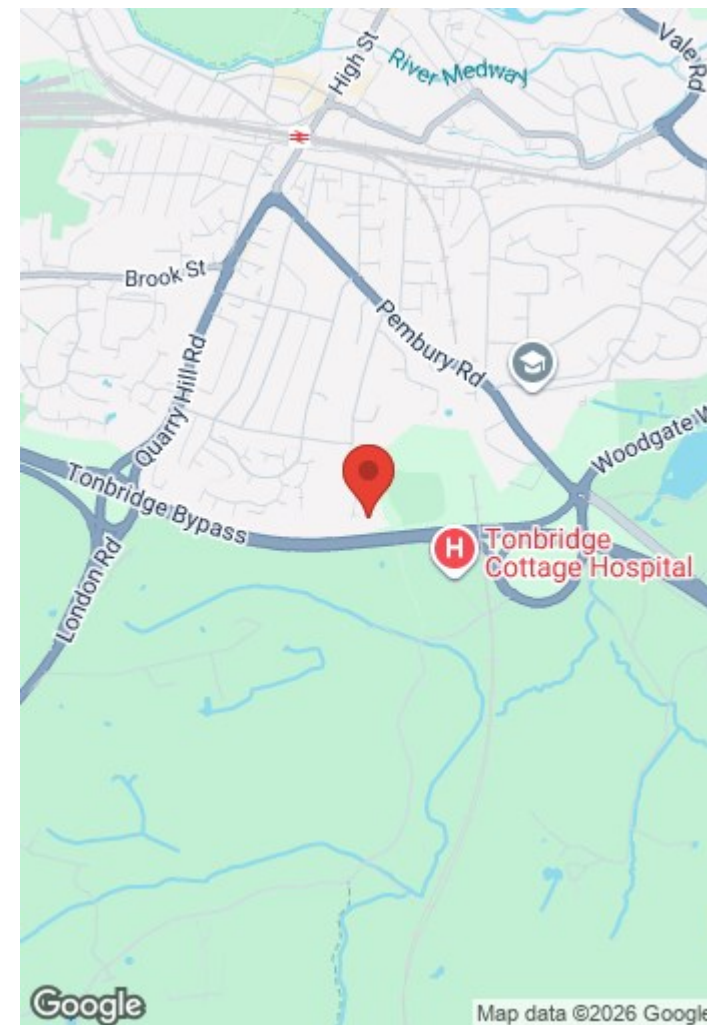
The ground floor presently comprises an entrance hall with cloakroom, a ground floor bedroom with en suite facilities, a spacious living room and a separate dining room which was originally designed as one double aspect reception space, kitchen and conservatory overlooking the rear garden. The layout offers excellent scope for opening up and extending to the rear, creating a contemporary open plan kitchen, dining and family space.

Externally, the property benefits from a lovely rear garden, offering a good degree of privacy and ideal for families or entertaining. To the front there is ample off road parking. Of particular note is the outbuilding positioned at the rear of the garden, complete with power and lighting, which would lend itself perfectly to use as a home office, studio or hobby space.

Overall, this is a rare opportunity to acquire a sizeable family home in a desirable location, with significant potential to add value and tailor the accommodation to individual requirements.

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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