

33 Chiltern Way, Tonbridge, Kent, TN9 1NQ

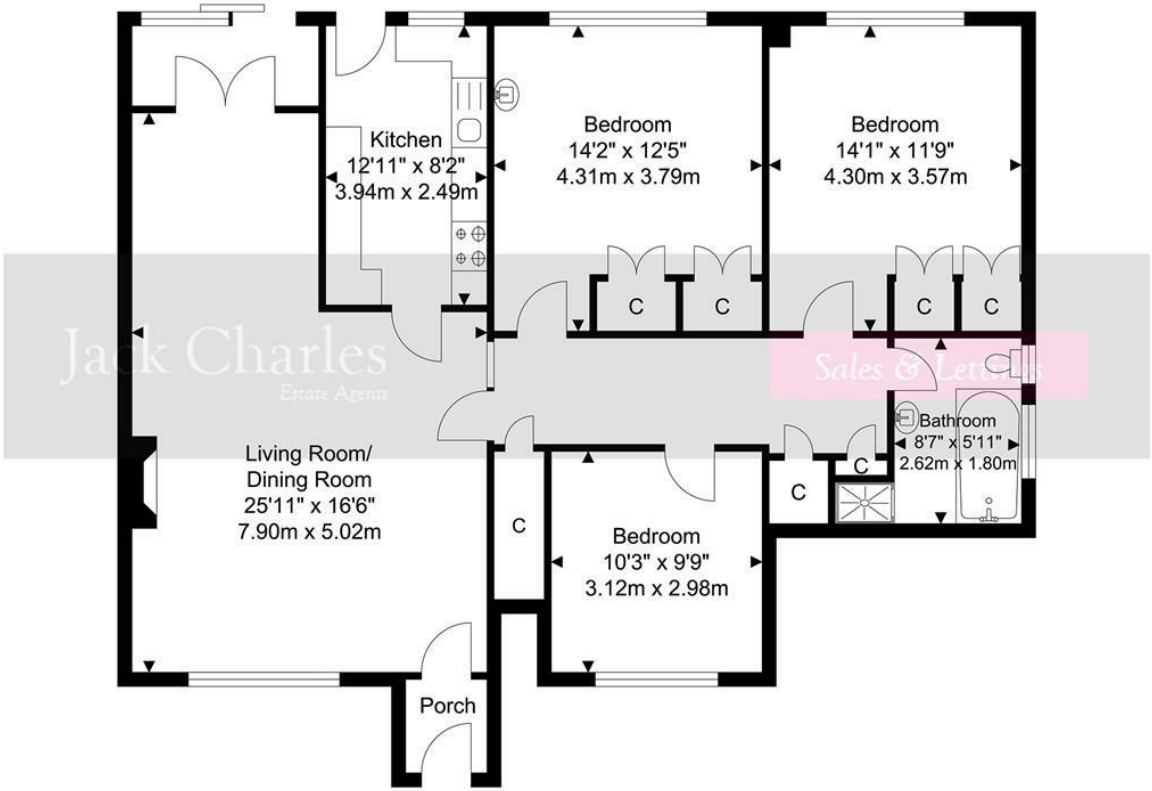
Guide Price £425,000 - £450,000

Jack Charles
Estate Agents

Sales & Lettings

- Ground Floor Flat
- Three Bedrooms
- Lounge / Dining Room
- Kitchen
- Family Bathroom
- Seperate Shower Cubicle
- Communal Grounds
- Garage en Bloc
- Popular 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.



Approximate Floor Area
1160.78 SQ.FT.
(107.84 SQ.M.)

TOTAL APPROX FLOOR AREA 1160.78 SQ. FT / 107.84 SQ. M
For Identification Purposes Only.

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Important Notice:
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To Be Sold
A spacious ground floor flat with three double bedrooms, large open plan lounge / dining room, bathroom with separate shower cubicle and bath, kitchen, sun room. Outside there are communal gardens, parking for the residents and a garage enbloc.

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 first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. 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).

Ground Floor
Multi glazed entrance door leading to entrance lobby with further doo leading to the Lounge / Dining Room.

Lounge / Dining Room
25'11 x 16'6 (7.90m x 5.03m)
Double glazed window to front aspect, electric feature fireplace, doors to garden room in the dining area, further doors leading to inner hall and kitchen. Tv point 2 x radiators.

Kitchen
12'11 x 8'2 (3.94m x 2.49m)
Double glazed window and door to rear, radiator, range of wall and base units incorporating cupboards and drawers, work tops and sink unit drainer, electric oven and hob with extractor over, integrated dishwasher, space for free standing fridge freezer and space and plumbing for washing machine. Wall mounted gas boiler.

Garden Room
Sliding double glazed door to rear, Cast iron balustrade and railings restricting access to garden.

Inner Hall
Two deep cupboards, doors to all bedrooms and bathroom.

Bedroom
14'2 x 12'5 (4.32m x 3.78m)
Double glazed window to rear, radiator, built in wardrobes, corner wash hand basin.

Bedroom
14'1 x 11'9 (4.29m x 3.58m)
Double glazed window to rear, radiator, built in wardrobes.

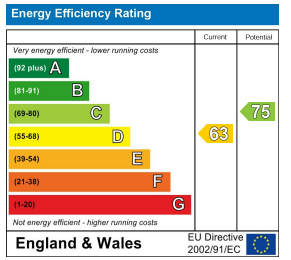
Bedroom
10'3 x 9'9 (3.12m x 2.97m)
Double glazed window to front, radiator, built in cupboard.

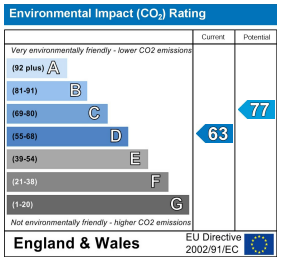
Bathroom
8'7 x 5'11 (2.62m x 1.80m)
Two windows to side, panel enclosed bath, low level WC, wash hand basin and a separate shower cubicle. Part tiled walls.

Outside
There are communal grounds surrounding the property which are laid to lawn, there are bin stores and a parking bay to the front on a first come first served basis. There is also a garage en block with up and over door.

Personal Interest
NB. In accordance with Section 21 of the Estate Agents Act 1979, we declare that there is a personal interest in the sale of this property. The vendor of the property is an employee of Jack Charles

Viewing
By Appointment with Jack Charles 01732 75 75 80













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Estate Agents

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