



7 Guestwick, Tonbridge, TN10 4HU.

Jack Charles

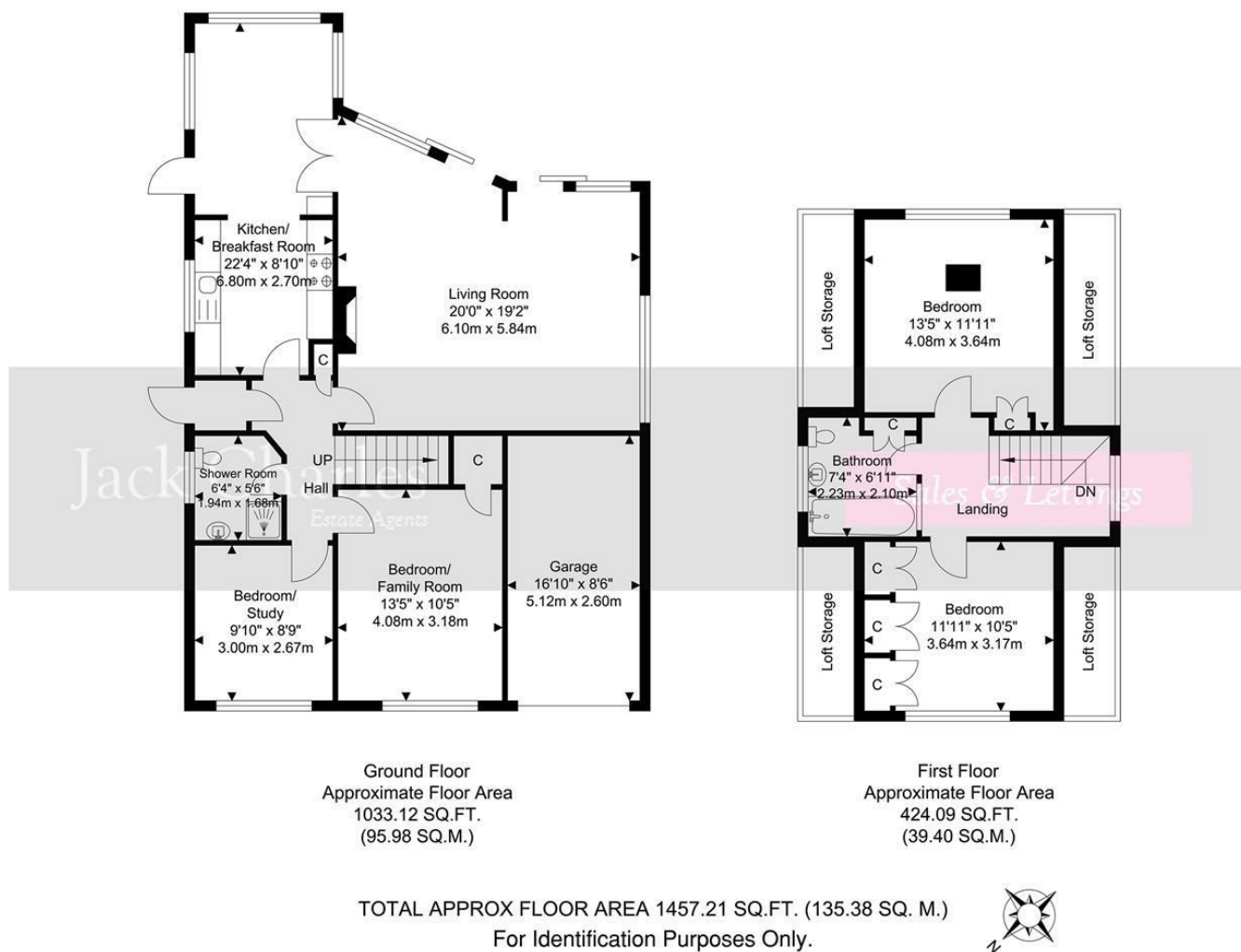
Guide Price £625,000

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Sales & Lettings

- Spacious 4-bedroom detached house
- Practical kitchen/breakfast room
- Built-in storage in bedrooms
- Two versatile reception rooms
- Ground floor shower room
- Garage for storage or parking
- Large 20ft living room
- Separate study for home working
- Viewing highly recommended

**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		79
(55-68)	D	65	
(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 well-proportioned and versatile 3/4 bedroom family home, arranged over two floors and offering generous living accommodation throughout.

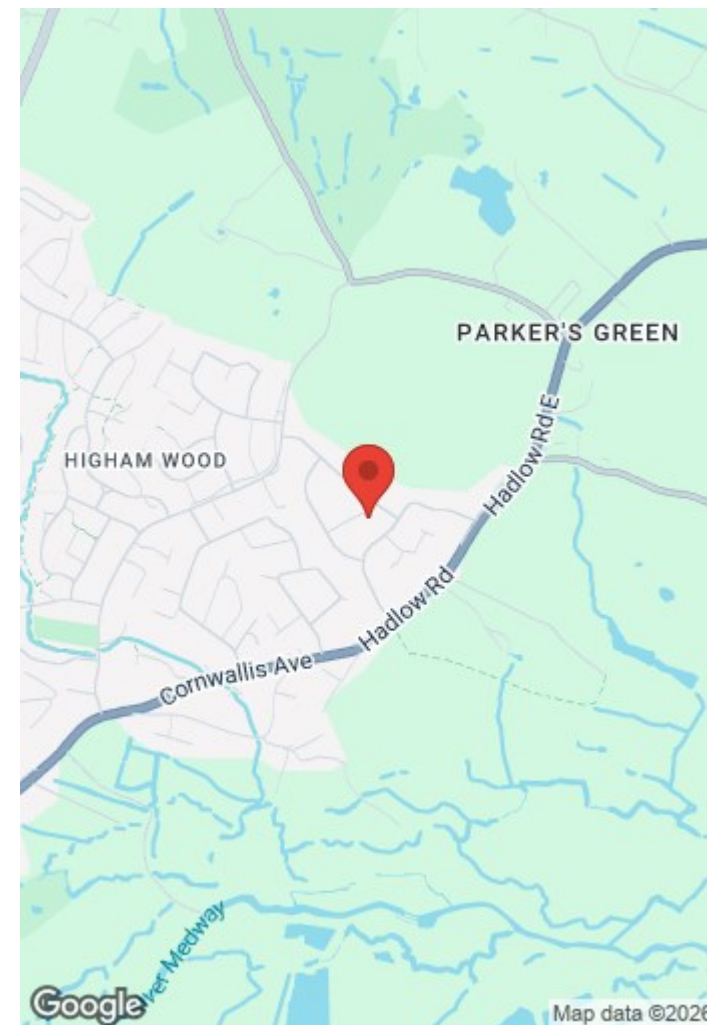
The ground floor is centred around a substantial living room measuring over 20ft in length, providing an excellent space for both relaxing and entertaining, alongside a kitchen/breakfast room to the rear with ample space for dining and day to day family life. Further enhancing the flexibility of the layout are 2 additional reception room/bedrooms, currently used as a family room and the other a separate study ideal for home working, serviced by a ground floor shower room.

To the first floor, the property offers two well proportioned bedrooms, all benefiting from built-in storage, together with a family bathroom.

Externally, the garage provides useful storage or parking in addition to the drive and there is a super rear garden that has been beautifully maintained with an array of colour, mature trees plants and shrubs and a large paved terrace. Viewings are recommended.

## 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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