



39 Gainsborough Gardens, Tonbridge, TN10 4AD.

Guide Price £450,000

Jack Charles  
Estate Agents

Sales & Lettings

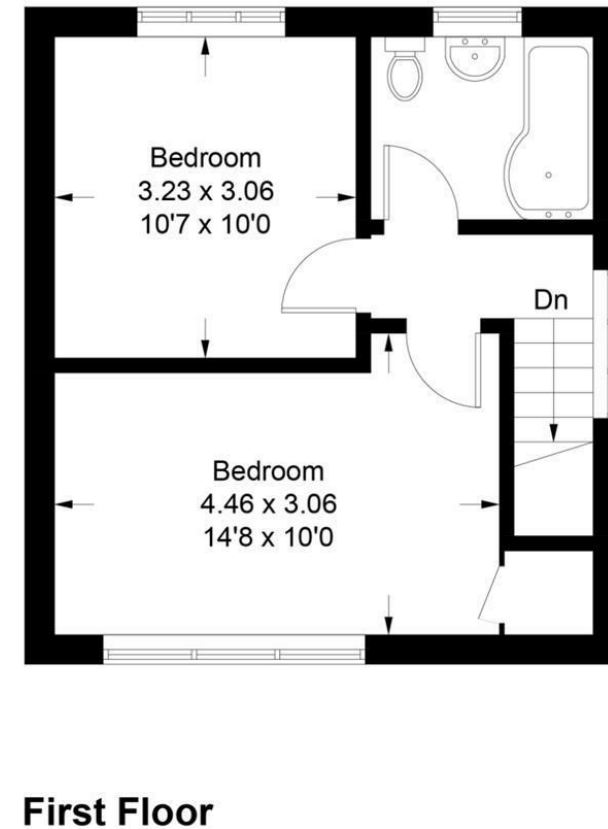
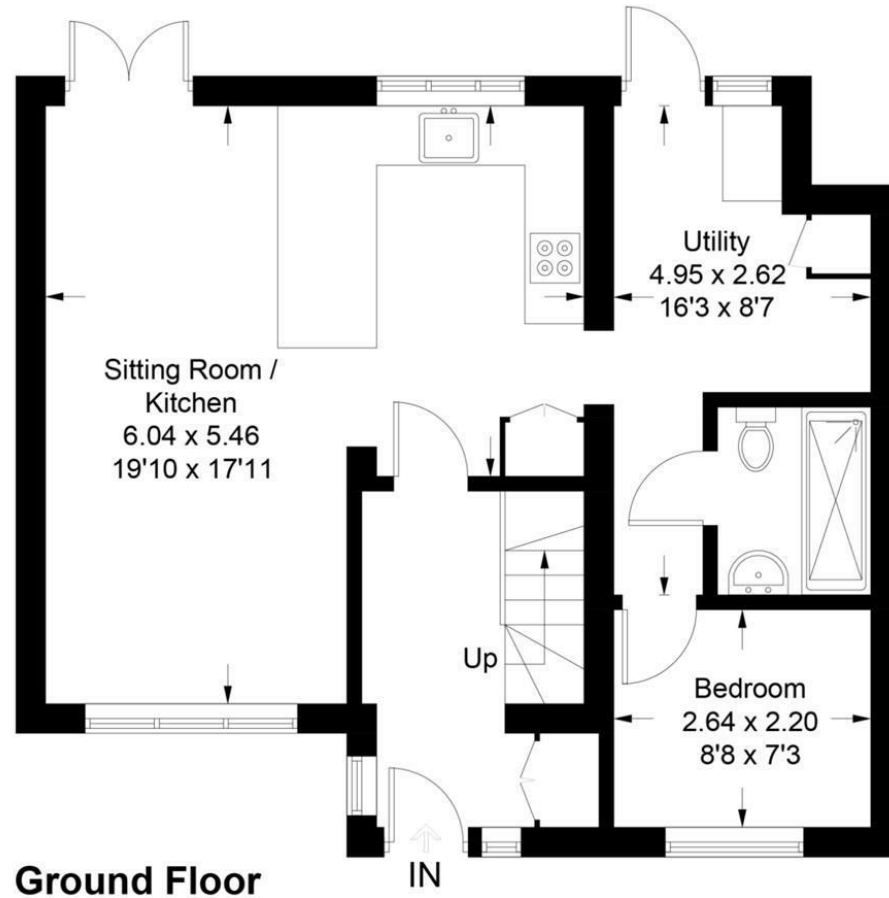
- Semi Detached House
- Utility Room
- Gardens

- Three Bedrooms
- Kitchen
- Close To Woodlands School

- Two Bathrooms
- Open Plan Living Room
- Viewings 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.

Approximate Gross Internal Area = 89.2 sq m / 960 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	86
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Important Notice:** These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

## To Be Sold

Jack Charles are delighted to offer for sale this beautifully presented three bedroom, two bathroom semi detached house, tucked away in a quiet cul de sac in North Tonbridge and within easy walking distance of the Martin Hardie Way shops and the highly regarded Woodlands Primary School.

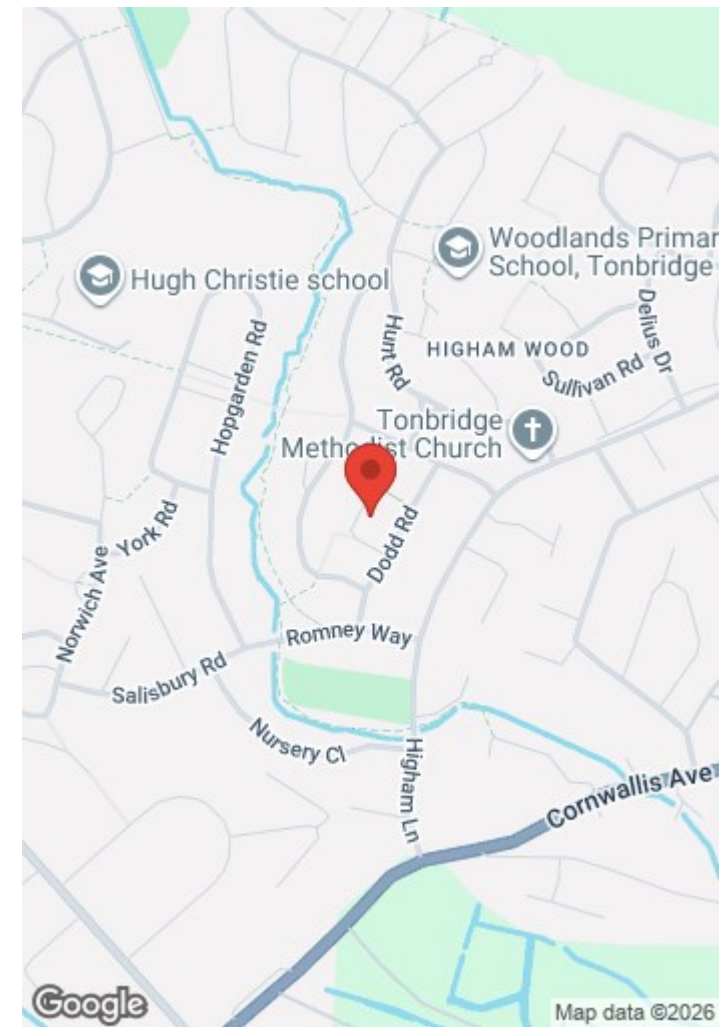
Extending to approximately 960 sq ft, the property offers bright and well arranged accommodation, including a superb open plan kitchen and living space with wood effect tiled flooring, integrated appliances, breakfast bar and double doors opening onto a generous rear garden. The hallway is also a good size with storage understairs and also in the open porch area. There is a spacious utility room with ample space for appliances and this gives access to the outside and a versatile bedroom or study serviced by a contemporary shower room with rooflight and mood lighting.

To the first floor there are two double bedrooms, the principal bedroom comfortably accommodates a super king size bed and benefits from built in storage, and these rooms are serviced by a stylish family bathroom fitted with a P shaped bath and rainfall shower.

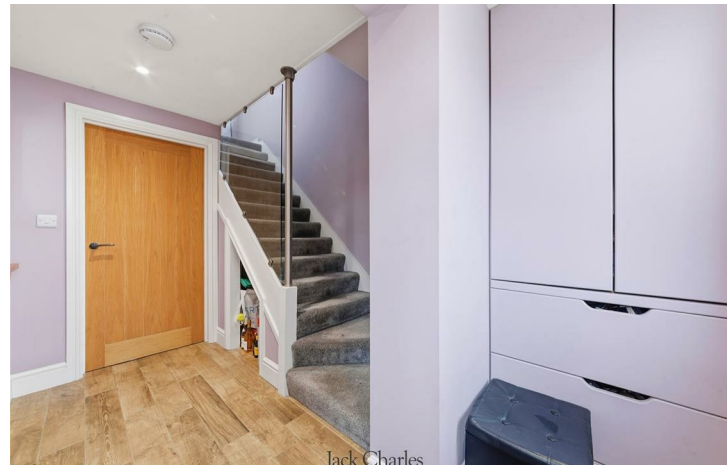
Outside there is a lovely garden to the rear which is laid to lawn with a patio and raised flower and shrub borders and to the front is a block paving and subject to obtaining relevant consents could provide parking.

## 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).



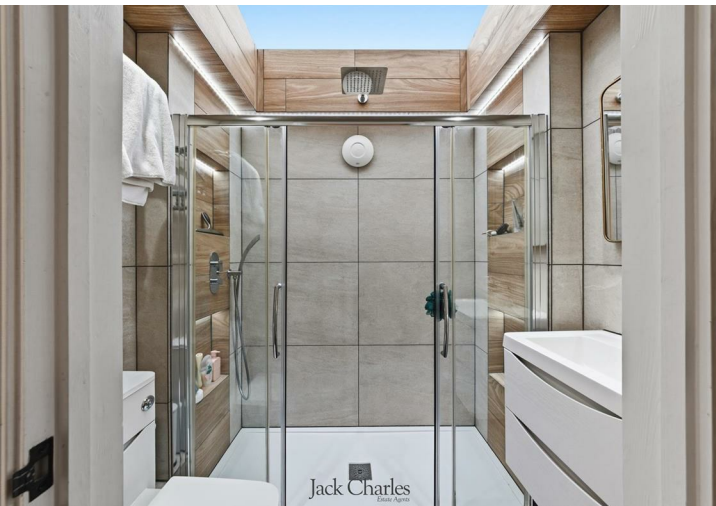
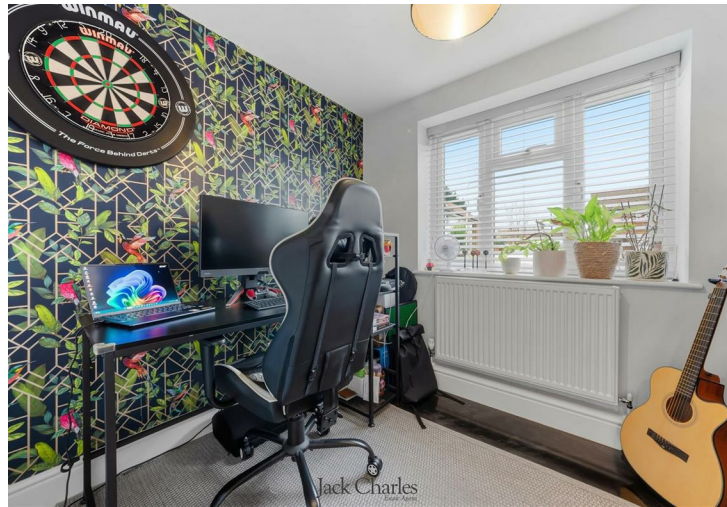
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