



36a Lavender Hill, Tonbridge, TN9 2AT.

Offers in excess of £375,000

Jack Charles  
Estate Agents

*Sales & Lettings*

- Terraced House
- Dining Room
- First Floor Bathroom

- Two Bedrooms
- Kitchen
- 100ft Rear Garden

- Living Room
- Cloakroom / WC
- Close To MLS & High Street

**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		84
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

#### Important Notice:

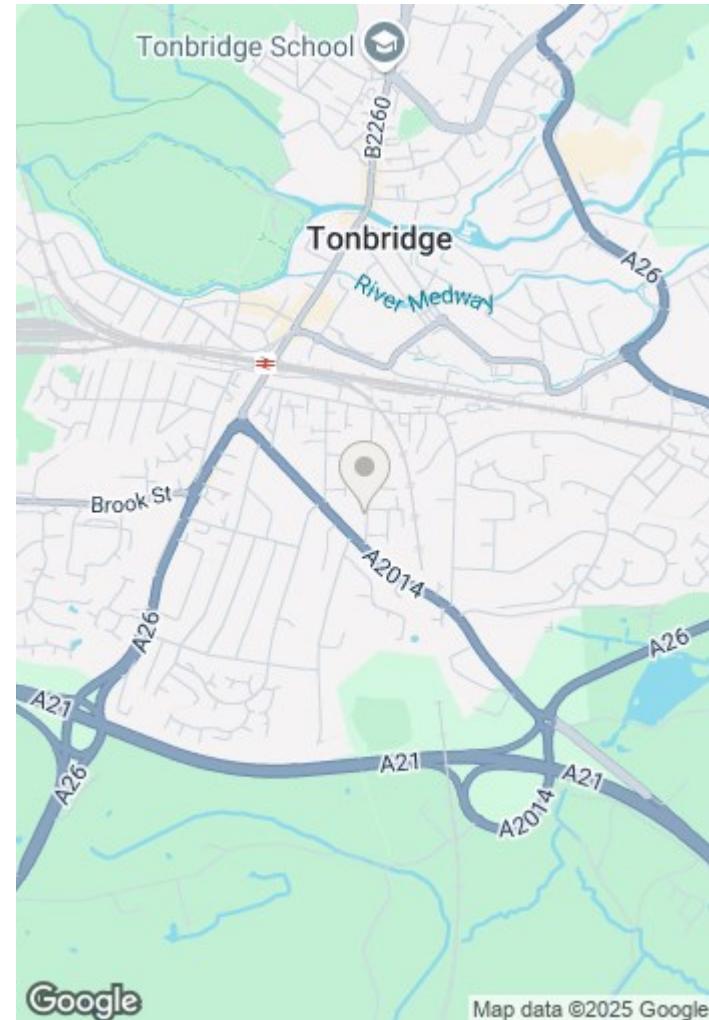
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## To Be Sold

Jack Charles are delighted to offer for sale this well appointed and well presented terrace cottage situated in a popular location in the heart of Tonbridge. Situated close to the mainline station and High Street, this is an ideal investment of first time purchase. Internally the property has a wealth of character with exposed floorboards on the ground floor and an open fireplace. The accommodation comprises of sitting room, dining room, kitchen, rear lobby and cloakroom. To the first floor there are two bedrooms and a bathroom. Outside there is a beautiful garden to rear which is approximately 100 ft and predominantly laid to lawn with garden shed and raised vegetable boarders. 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 many High Street stores and a 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 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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