



21 Garden Road, Tonbridge, Kent, TN9 1PT

Jack Charles

Guide Price £475,000 - £500,000

Jack Charles
Estate Agents

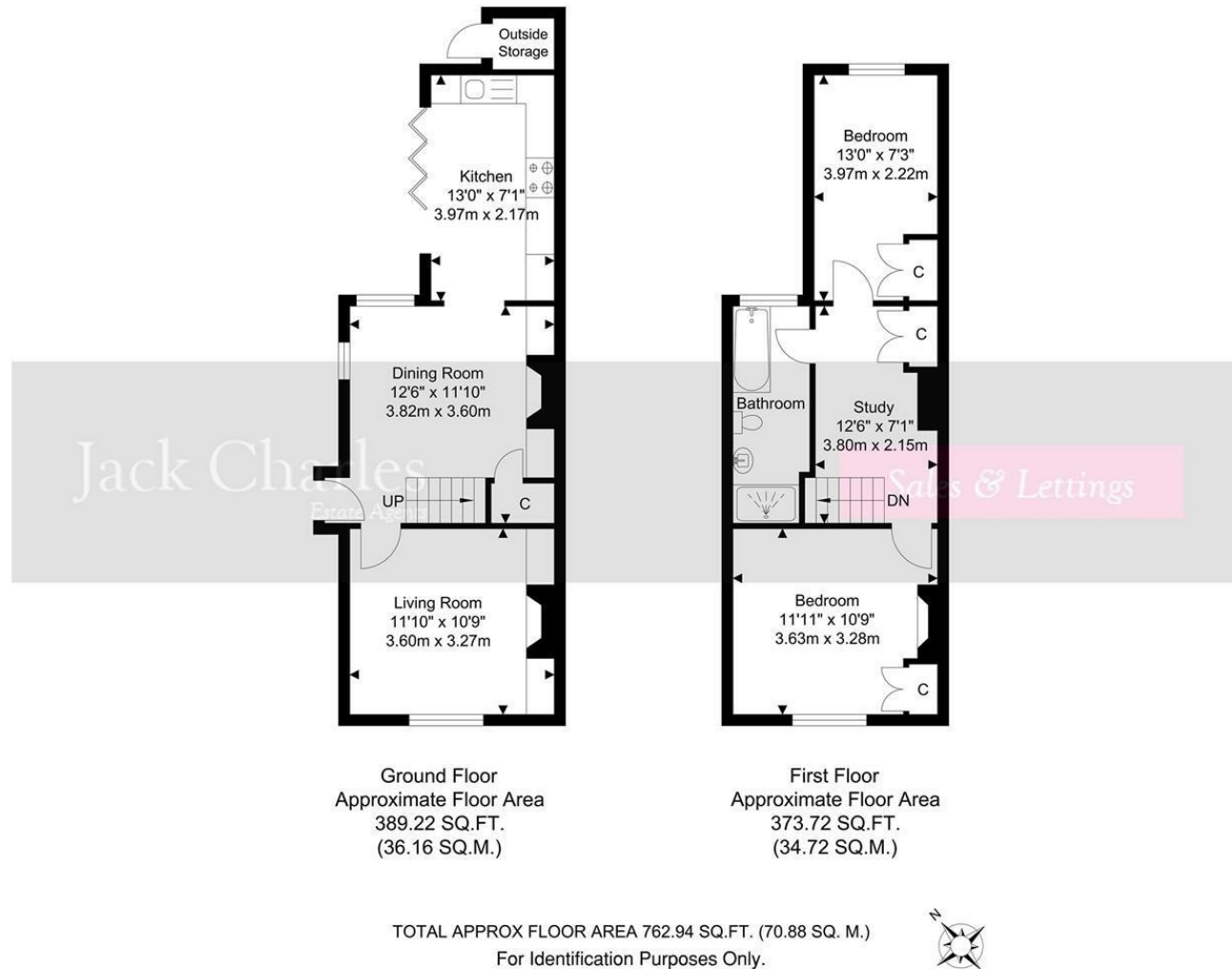
Sales & Lettings

- Beautiful End Of Terrace Cottage
- First Floor Bathroom
- Newly Fitted Kitchen
- Planning Granted For Loft Conversion

- Two Bedrooms
- Sitting Room
- Pretty Garden

- Large Study Landing
- Dining Room
- Private Parking Space

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 | | | 88 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

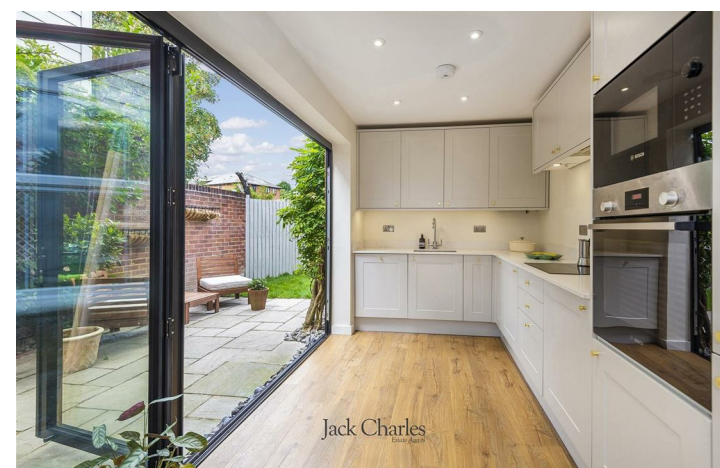
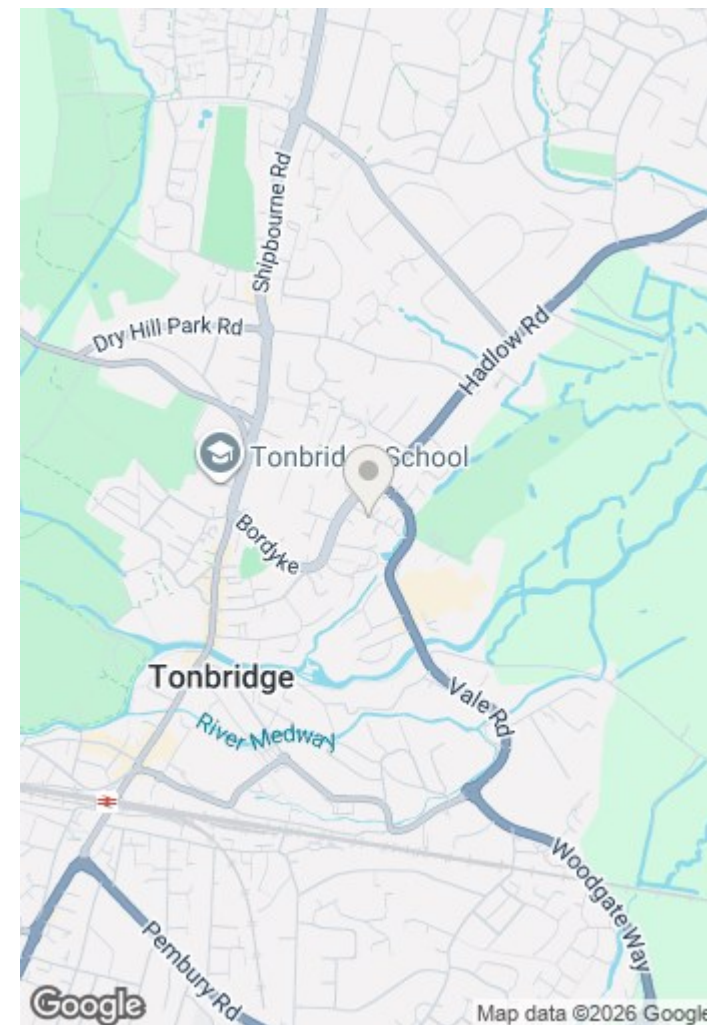
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To Be Sold

Jack Charles are delighted to offer for sale this beautifully presented and modernised End of Terrace cottage situated in a quiet road centrally positioned for the main line station and High Street. The property has been much improved by the present owners and has the benefit of planning permission for a loft conversion. The accommodation comprises from a side entrance which leads into a super light and spacious dining room with stairs to first floor and cupboard under, wooden flooring, double aspect, wood burning stove with built in cupboards and shelving either side and a large square arch leading through to a newly fitted kitchen which has a bank of bi folding doors to the side leading out onto a terrace. The kitchen has a range of wall and base units, worktops, inset sink, hob and double over. Integrated appliances. To the front is the sitting room with bespoke fitted cupboards either side of the chimney breast, cast iron fire with wooden mantle and window to front aspect and wooden flooring. To the first floor there are two bedrooms, family bathroom and a large study landing, bedroom one is to the front with a feature fireplace, wooden flooring and built in cupboard. Bedroom two is to the rear and the bathroom has a freestanding bath, wash hand basin, WC & a separate shower cubicle. Outside to the front is a bricked paved seating area offering a good degree of privacy, path to entrance and gate to rear where there is a large paved terrace, area of lawn and an attached shed. BBQ area and further garden shed. The property also benefits from parking for one car and is situated at the rear of the garden, we have been advised by the owner that there is also a shared car park a little further down for the road if you have more than one car. 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 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 a full scale of education from Nursery to College and includes Grammar & Private schools such as the world-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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