



22 Taylor Close, Tonbridge, TN9 2FE

Jack Charles  
Estate Agents

Guide price- £960,000 - £975,000

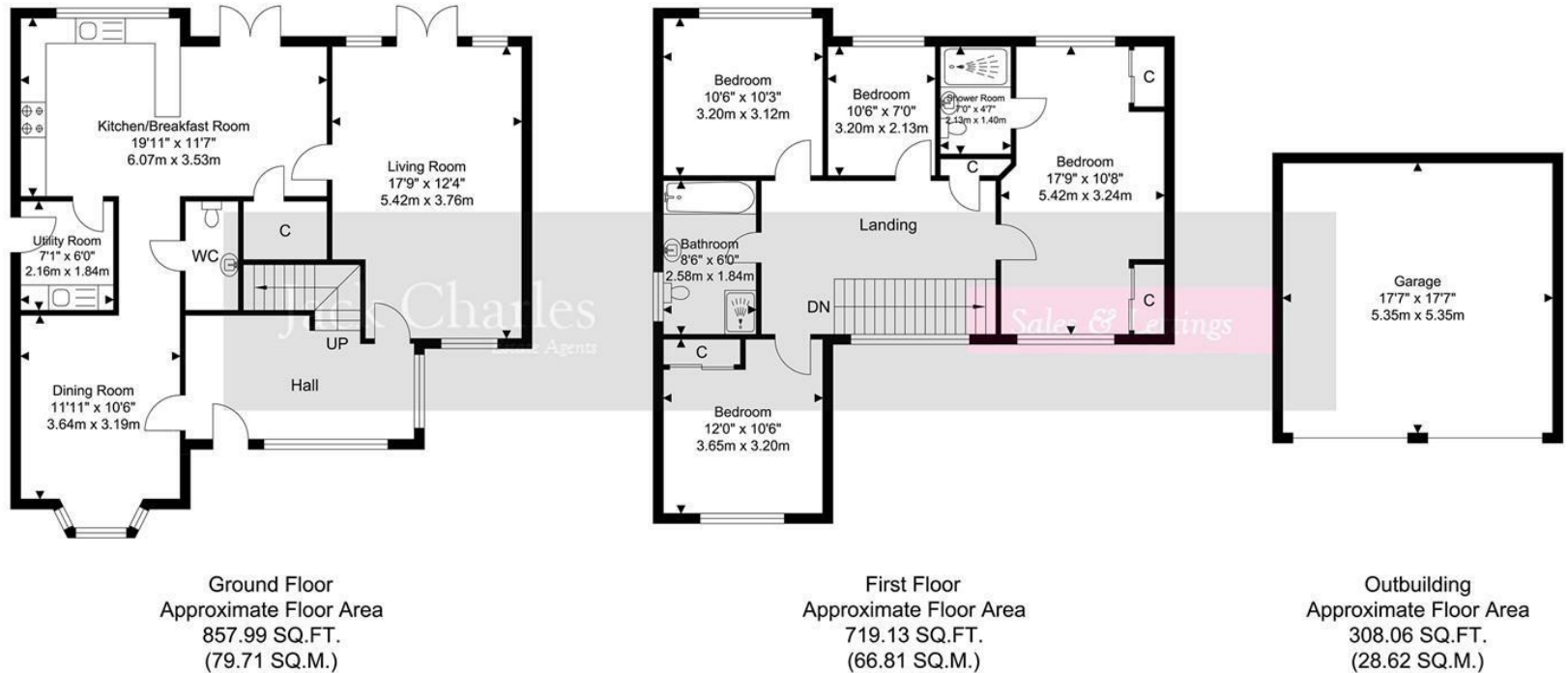
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Sales & Lettings

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**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.

- Detached 4 bedroom home
- 2 modern bathrooms
- Spacious dining room
- Open plan kitchen breakfast room
- Double aspect living room
- End of cul de sac location
- Backs onto playing fields
- Walking distance to station
- Double garage / workshop & ample parking
- Solar Panels & bespoke German shutters



TOTAL APPROX FLOOR AREA 1885.19 SQ.FT. (175.14 SQ. M.)  
For Identification Purposes Only.



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## To Be Sold

Nestled at the end of a tranquil cul-de-sac this beautifully presented 4 bedroom detached house that offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a peaceful yet convenient lifestyle.

The house boasts two well-appointed reception rooms, providing ample space for relaxation and entertaining guests. Spacious kitchen / breakfast room. The layout is thoughtfully designed, ensuring that each room flows seamlessly into the next, creating an inviting atmosphere throughout. There is also a separate utility room with space for washing machine and dryer.

The master bedroom has a newly fitted ensuite shower room and the three other bedrooms are serviced by a family bathroom.

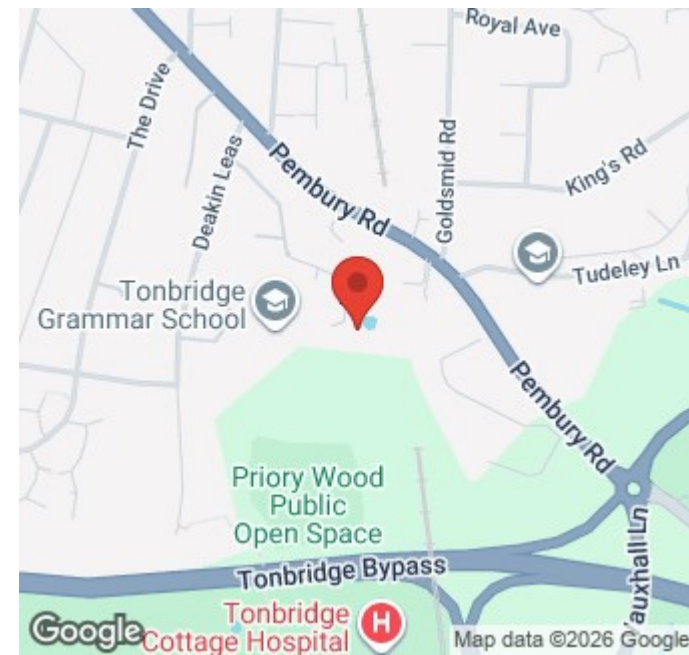
Outside, the property benefits from generous parking with space for up to five vehicles including the detached double garage which is a rare find in many residential areas, making it perfect for families with multiple cars or for hosting visitors. The garage also currently doubles up as a workshop. The garden backs onto expansive grounds left as a natural nature area belonging to the local girls grammar school and it has playing/sporting facilities beyond.

Additional benefits are the bespoke shutters and the German-made solar panels making this a cost effective home to run as well.

This delightful home is not only beautifully presented but also offers a sense of community and security, making it an excellent choice for those looking to settle in a friendly neighbourhood. With its prime location and ample amenities, and a shared communal area for the residents, this property is a must-see for anyone seeking a new home in Tonbridge.

## 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).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	92	92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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	







