



9 Purcell Avenue, Tonbridge, Kent, TN10 4DP

Jack Charles

Guide Price £600,000 - £650,000

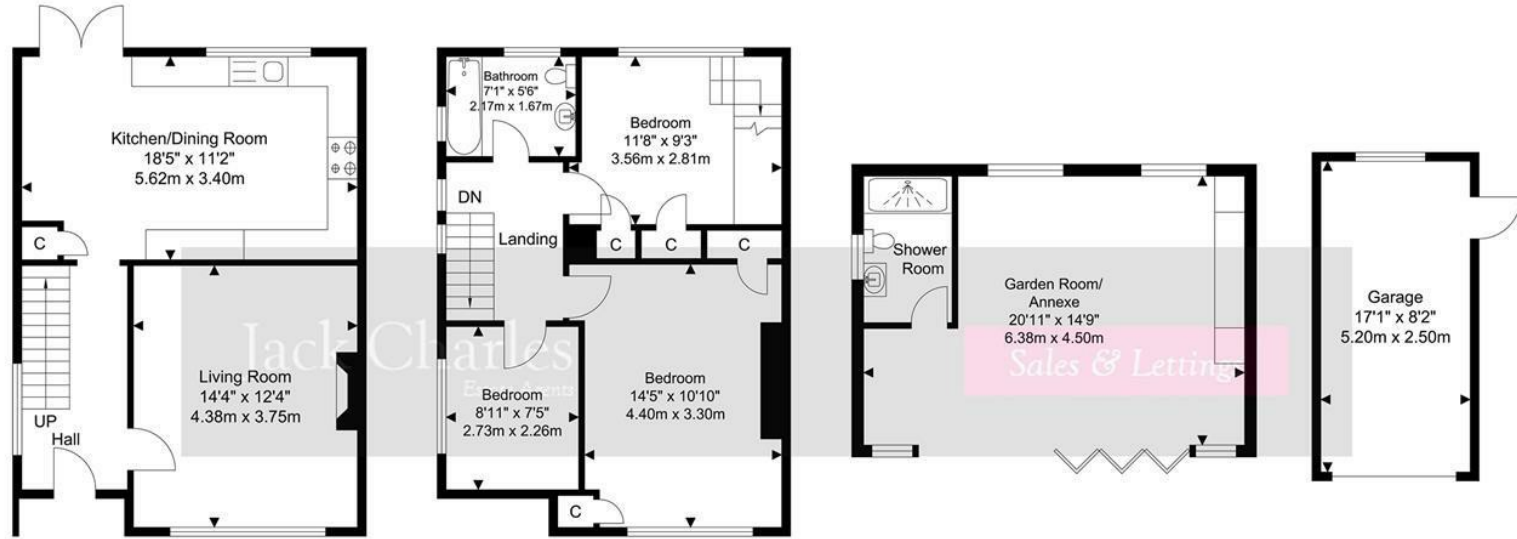
Jack Charles
Estate Agents

Sales & Lettings

9 Purcell Avenue,
Tonbridge, Kent,
TN10 4DP

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.

- Stunning Cottage Style Semi Detached House
- Bespoke Luxury Bathroom Suite
- Three Bedrooms
- Kitchen
- Dining Room
- Living Room
- Potential To Extend STPP
- Pretty Gardens
- Driveway, Parking & Garage



Ground Floor
Approximate Floor Area
464.03 SQ.FT.
(43.11 SQ.M.)

First Floor
Approximate Floor Area
464.03 SQ.FT.
(43.11 SQ.M.)

Outbuilding
Approximate Floor Area
448.96 SQ.FT.
(41.71 SQ.M.)

TOTAL APPROX FLOOR AREA 1377.02 SQ.FT. (127.93 SQ. M.)
For Identification Purposes Only.



Jack Charles
Estate Agents

Sales & Lettings

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

6 London Road
Tonbridge Wells
Kent TN11 1DQ
Tel: (01892) 621 721

30 London Road
Sevenoaks
Kent TN13 1AP
Tel: (01732) 678 678

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

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 stunningly presented and comprehensively upgraded three bedroom cottage style Gough Cooper semi detached property, ideally situated within close proximity to Woodland School.

This superb home has been refurbished to an exceptional standard throughout, with high quality luxury fittings and carefully considered finishes that create a stylish yet welcoming interior. The accommodation is beautifully presented and offers excellent versatility for modern family living.

There is significant scope for further enlargement, subject to the necessary planning permissions, with potential to extend to the rear, convert the loft, or extend to the side, making this an exciting long term opportunity as well as a turnkey home.

Externally, the property enjoys a well maintained lawned rear garden together with a substantial outbuilding currently used as a studio, which also lends itself perfectly as a home office, gym, or occasional bedroom, complete with shower and WC facilities.

To the front, there is a driveway providing off road parking and access to a detached garage.

An internal viewing is strongly recommended to fully appreciate the quality, flexibility and future potential this impressive home has to offer.

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).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(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	







