



7 High Tree Lane, Tunbridge Wells, TN2 3FR.

Jack Charles

Guide Price £550,000 - £565,000

Jack Charles  
Estate Agents

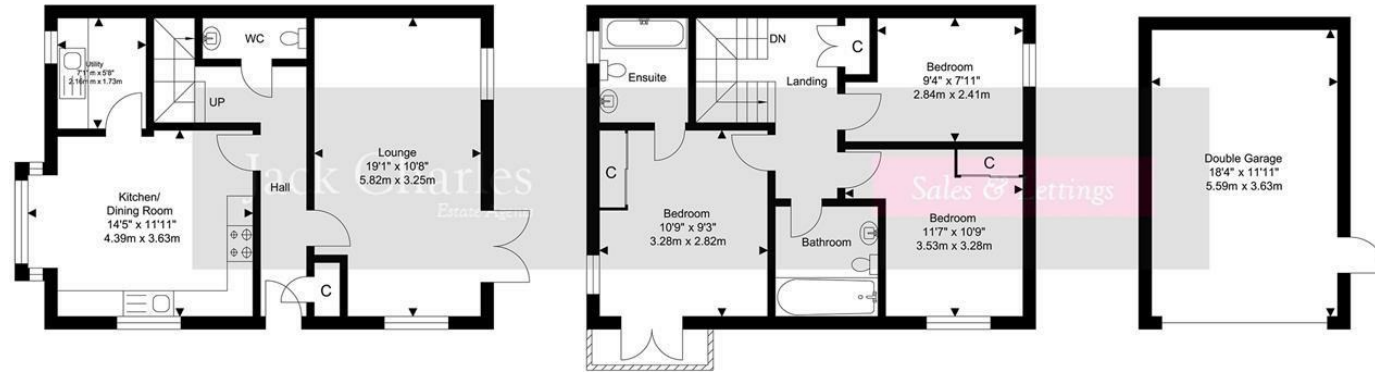
Sales & Lettings

- Detached House
- Utility Room
- Family Bathroom

- Three Bedrooms
- Living Room
- Garage & Parking

- Kitchen / Dining Room
- Ensuite & Balcony to Bed 1
- Garden

**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.



Ground Floor  
Approximate Floor Area  
528.93 SQ.FT.  
(49.14 SQ.M.)

First Floor  
Approximate Floor Area  
517.63 SQ.FT.  
(48.09 SQ.M.)

Outbuilding  
Approximate Floor Area  
218.39 SQ.FT.  
(20.29 SQ.M.)

TOTAL APPROX FLOOR AREA 1264.97 SQ.FT. (117.52 SQ. M.)  
For Identification Purposes Only.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 94        |
| (81-91) B                                   |  | 83                      |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 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

Guide Price £550,000 - £565,000 Jack Charles are delighted to offer for sale this exceptional three bedroom detached family home, offered to the market with no onward chain and situated in the highly sought after High Tree Lane area.

Beautifully presented throughout, the property combines contemporary style with practical family living. The accommodation includes a welcoming entrance hall, spacious living room with direct access to the landscaped rear garden, stunning open plan kitchen/dining room fitted with quality NEFF appliances, utility room and cloakroom.

To the first floor are three generous bedrooms, including a superb principal suite with en suite bathroom, fitted wardrobes and a balcony overlooking the front garden. Two further bedrooms are served by a luxurious family bathroom.

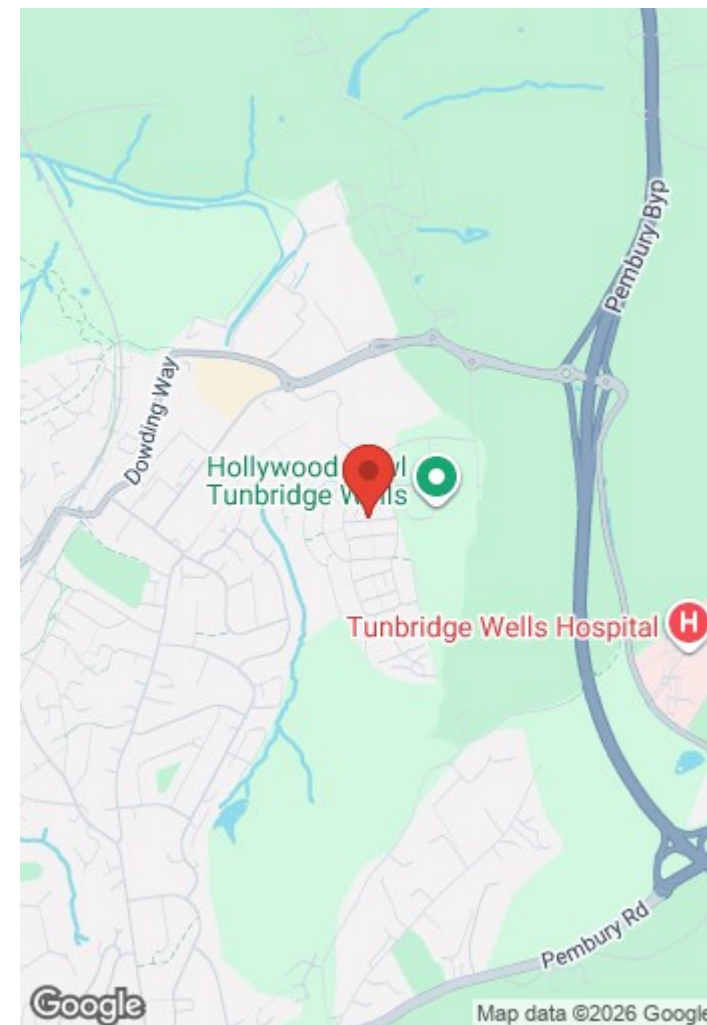
Outside, the property boasts a beautifully landscaped rear garden, ideal for entertaining, whilst there is a private driveway providing parking for three vehicles to the front of the detached garage with a fully boarded loft space.

Viewing is highly recommended to fully appreciate the quality and location of this outstanding home.

## Knights Park

Knights Wood is located close to Tonbridge, Tunbridge Wells and High Brooms Station. Within walking distance, you can catch a train from High Brooms Station and be in Charing Cross in around 40 minutes.

Knights wood is a great base which to enjoy Royal Tunbridge Wells, with a Nuffield Health Club, a multi-screen cinema and a successful retail park all located just a short walk away. The famous 'Pantiles' with its range of bars and shops and weekly Jazz and live music nights is just a short distance away. The town is also well known for a number of highly regarded state and independent schools in the area, including grammar schools for both girls and boys. and the A21 is also within easy reach and links with the M25.





**Jack Charles**  
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**Sales & Lettings**

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