



18 Albert Road, Tonbridge, Kent, TN9 2SR

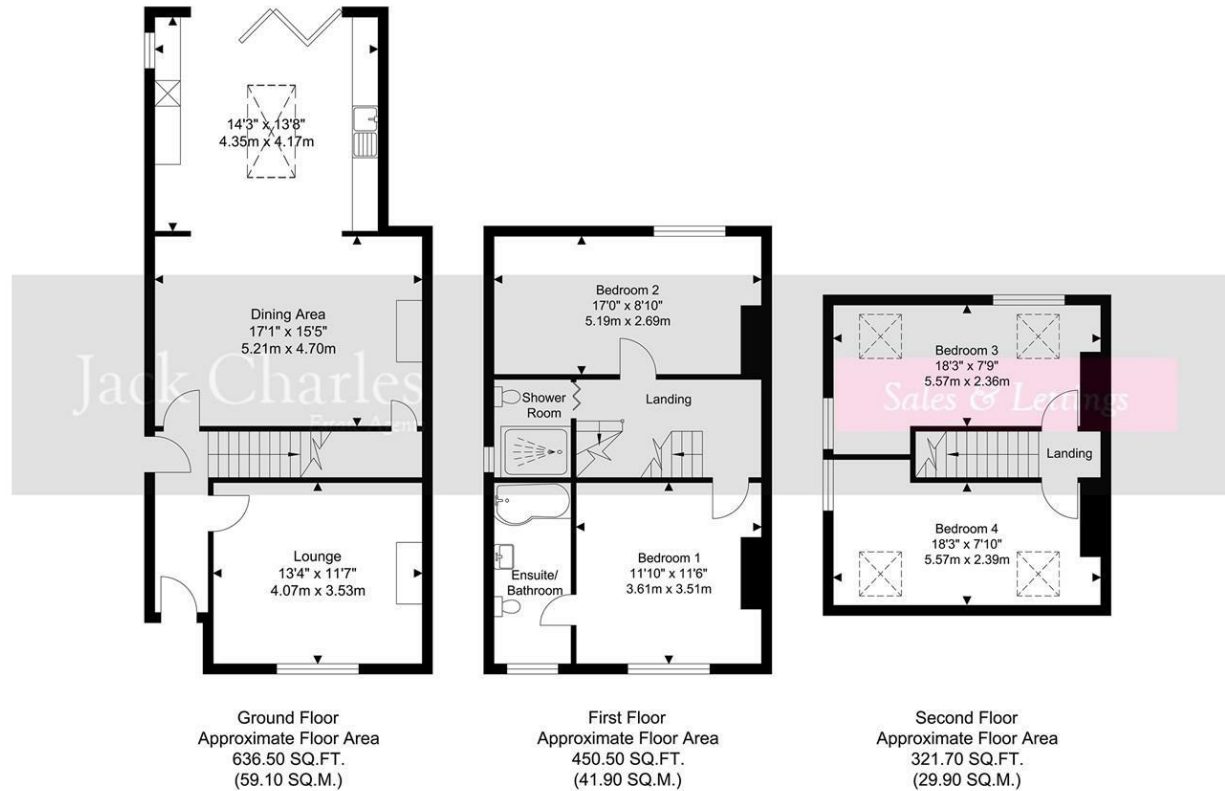
Guide Price £640,000 - £660,000

Jack Charles
Estate Agents

Sales & Lettings

- Extended Semi Detached House
- Living Room
- Terraced Garden
- Internal Viewings Recommended
- Four Bedroms
- Ensuite
- Garage..Prospect of off Street Parking
- Open Plan Kitchen / Family Room
- Family Shower Room
- Central Location Close To MLS

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.



TOTAL APPROX FLOOR AREA 1408.99 SQ.FT. (130.90 SQ. M.)
For Identification Purposes Only.

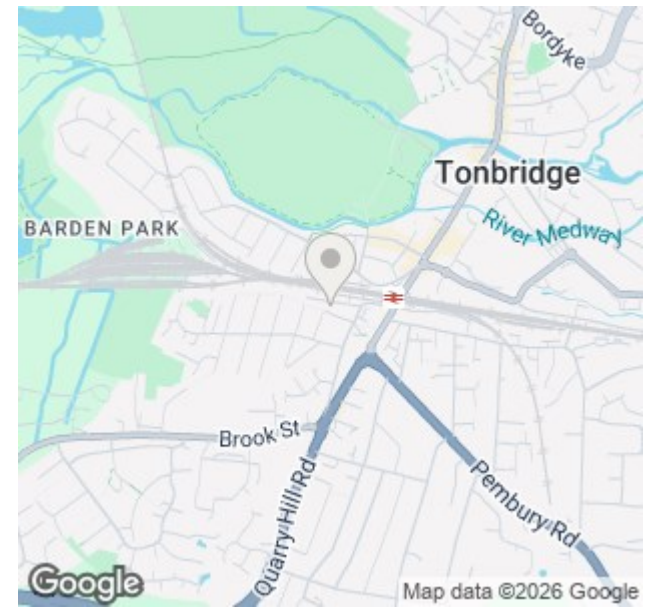
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To Be Sold

Jack Charles are delighted to be appointed as agents for the sale of this wonderful semi detached property situated in the heart of Tonbridge. The property has been extended by the present owners and ranges over three floors providing four bedrooms, ensuite and family bathroom, living room and a stunning open plan kitchen / dining room with a fully fitted kitchen, central island, breakfast bar and large lantern window and bi folding doors leading out onto the rear garden. Outside there is a paved garden on two levels to the rear which is south facing and provides access out to the garage at the rear. To the front there is an enclosed garden with path to side which gives access to a very useful side storage area which in turn gives access to the rear garden and main house. 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).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	56	
(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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