45 Shipbourne Road, Tonbridge, TN10 3DS.

Guide Price £475,000 - £510,000

Jack Charles
Estate Agents

Sales & Lettings

- Pretty Family Home
- Three Bedrooms
- Two Bathrooms
- Sitting Room
- Dining Room
- Kitchen
- Garden
- Close To High Street
- Viewing Recommended

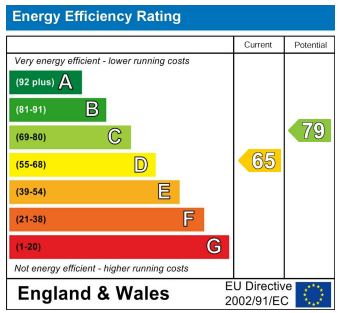
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

Ground Floor
Approximate Floor Area
533.99 SQ.FT.
(49.61 SQ.M.)

First Floor
Approximate Floor Area
441.96 SQ.FT.
(41.06 SQ.M.)

Second Floor
Approximate Floor Area
252.73 SQ.FT.
(23.48 SQ.M.)

TOTAL APPROX FLOOR AREA 1228.70 SQ.FT. (114.15 SQ. M.)
For Identification Purposes Only.



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To Be Sold

Jack Charles are delighted to offer this charming three bedroom period home, ideally situated within easy reach of the town centre, highly regarded schools and the mainline station. This attractive property combines a wealth of character features with spacious and versatile accommodation arranged over three floors.

The ground floor comprises an entrance porch leading into a welcoming entrance hall with wooden flooring. To the front is a bright living room featuring a bay window, wooden flooring and an attractive fireplace. The separate dining room also enjoys wooden flooring, a feature brick built fireplace and useful understairs storage, creating an ideal space for both family living and entertaining. The well proportioned kitchen is fitted with a range of wall and base units, integrated oven and hob, and provides direct access to the rear garden through patio doors.

On the first floor are two generous bedrooms, together with a stylish family bathroom featuring a bath, separate shower cubicle, heated towel rail and underfloor heating. The second floor is dedicated to an impressive principal bedroom, benefitting from skylights and its own en suite shower room.

Externally, the property enjoys an attractive paved frontage, while the pretty rear garden is mainly laid to lawn with a patio area, perfect for outdoor dining and entertaining guests.

An excellent opportunity to acquire a characterful home in a highly convenient location.

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, 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).

Jack Charles

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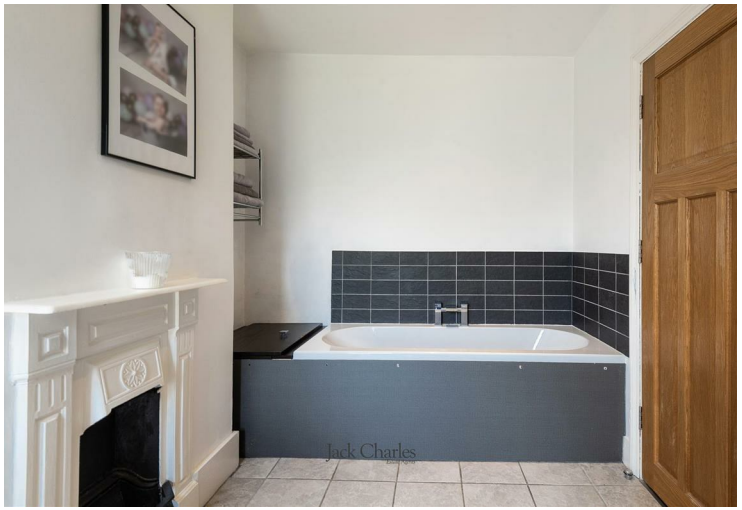
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