



25 Clare Avenue, Tonbridge, TN9 1XN.

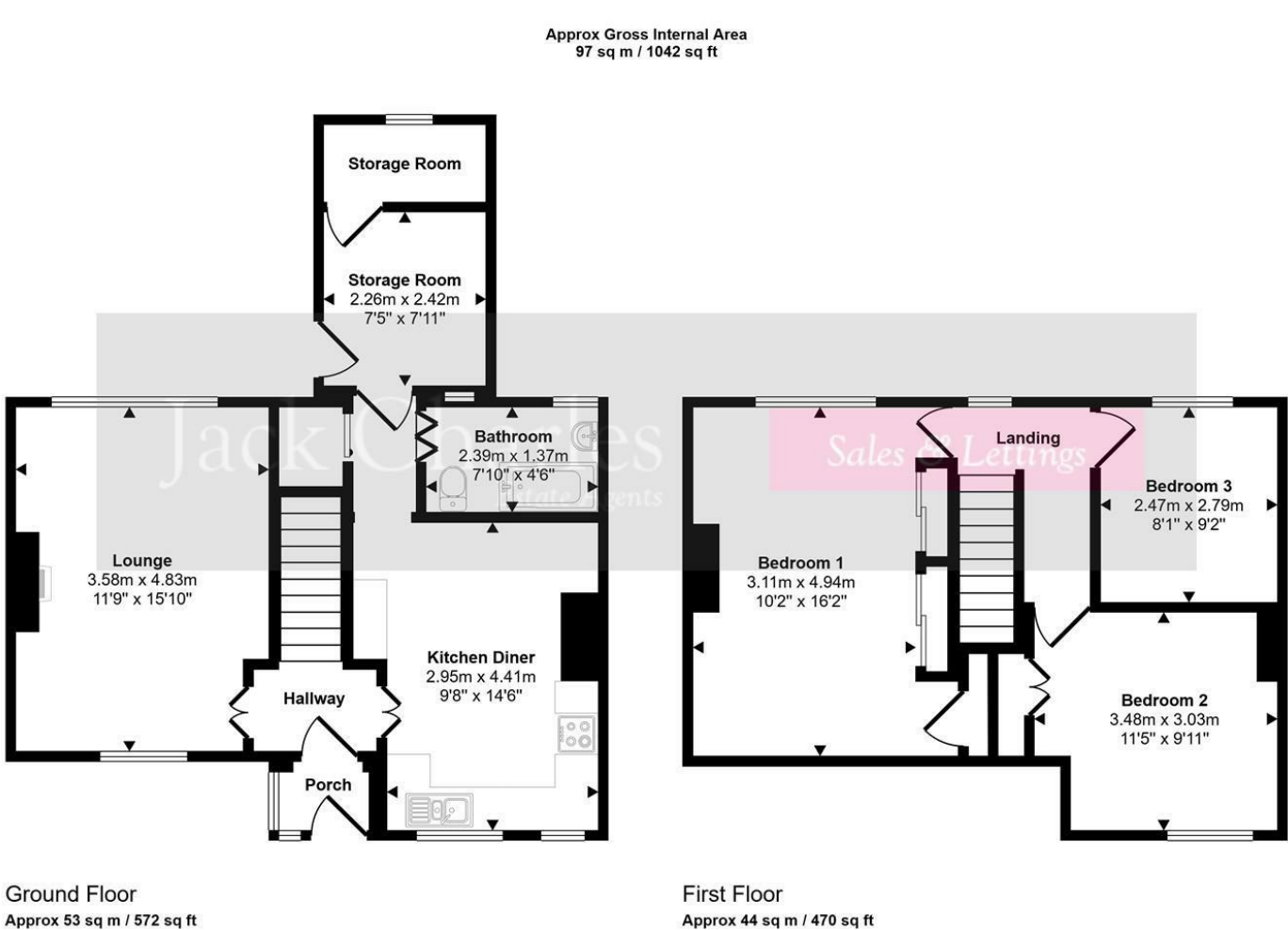
Guide Price £350,000 - £375,000

Jack Charles
Estate Agents

Sales & Lettings

- 3 bedrooms, 1 bathroom
- Potential for parking
- Kitchen / Breakfast Room
- Spacious living room
- Requires modernisation
- Plenty of potential
- Good sized garden
- Walking distance to station
- Close to local amenities

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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	56	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

To Be Sold

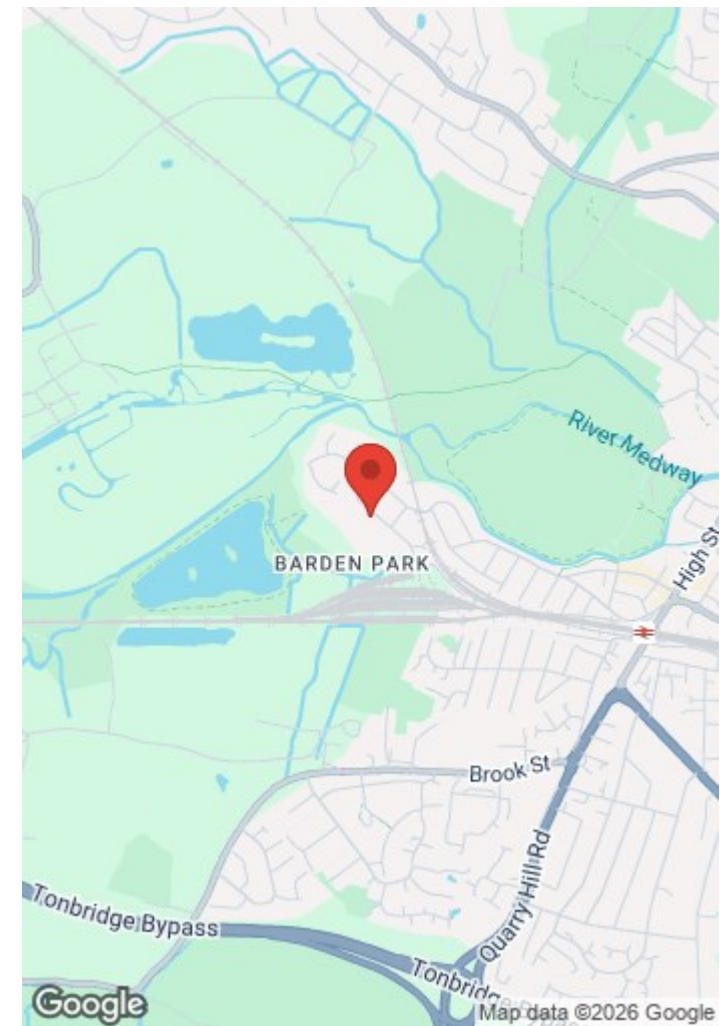
Situated on the South side of Tonbridge, this house presents a wonderful opportunity for those looking to create their dream home. With plenty of potential, this property is ideal for buyers who are keen to modernise and upgrade to their personal taste.

The house boasts a good-sized garden, perfect for outdoor activities or simply enjoying the fresh air. Additionally, there is potential for parking, subject to the necessary consent, which is a valuable asset in this area.

Conveniently located within walking distance to the station, this property offers excellent transport links, making it an ideal choice for commuters. Whether you are a first-time buyer or looking to invest, this house on Clare Avenue is a canvas waiting for your vision. Embrace the chance to transform this property into a stunning residence that reflects your style and needs.

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).





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