



28 College Avenue, Tonbridge, TN9 2NS.

Jack Charles  
Estate Agents

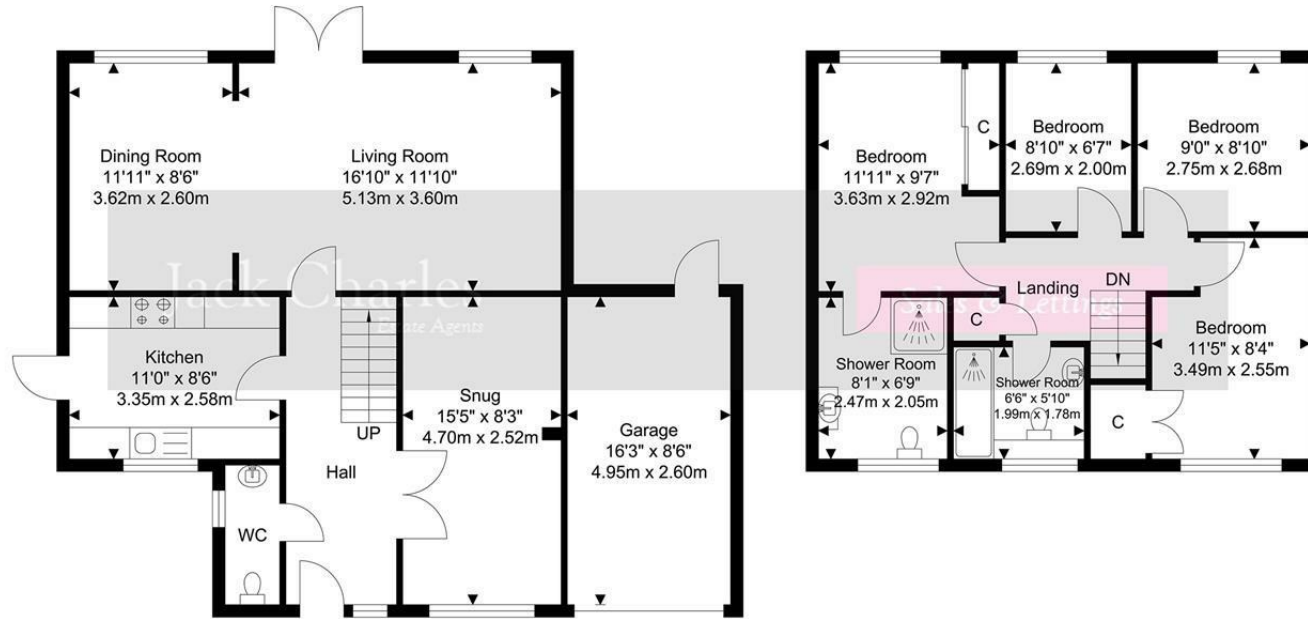
Offers in the region of £725,000

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Sales & Lettings

- Detached
- Fitted Kitchen
- Garden
- Four Bedrooms
- Living Room/ Dining Room
- Garage
- Two Bathrooms
- Snug
- Close to Town

**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  
806.97 SQ.FT.  
(74.97 SQ.M.)

First Floor  
Approximate Floor Area  
530.98 SQ.FT.  
(49.33 SQ.M.)

TOTAL APPROX FLOOR AREA 1337.95 SQ.FT. (124.30 SQ. M.)  
For Identification Purposes Only.



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

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## To Be Sold

Jack Charles are delighted to offer for sale this charming family home, situated on the highly regarded College Avenue in Tonbridge, offering spacious and well balanced accommodation throughout whilst being conveniently positioned for local amenities, schools and transport links.

The property is located within a peaceful residential setting and presents an excellent opportunity for families and professionals alike seeking a comfortable and well connected home.

Internally the property offers bright and spacious accommodation with well proportioned living areas, ideal for both everyday family living and entertaining. The generous reception spaces are filled with natural light, creating a warm and welcoming atmosphere throughout.

The kitchen is well equipped with an excellent range of storage and work surfaces, providing both practicality and functionality for modern day living.

To the first floor the bedrooms are all generously sized and provide comfortable and versatile accommodation, complemented by a family bathroom.

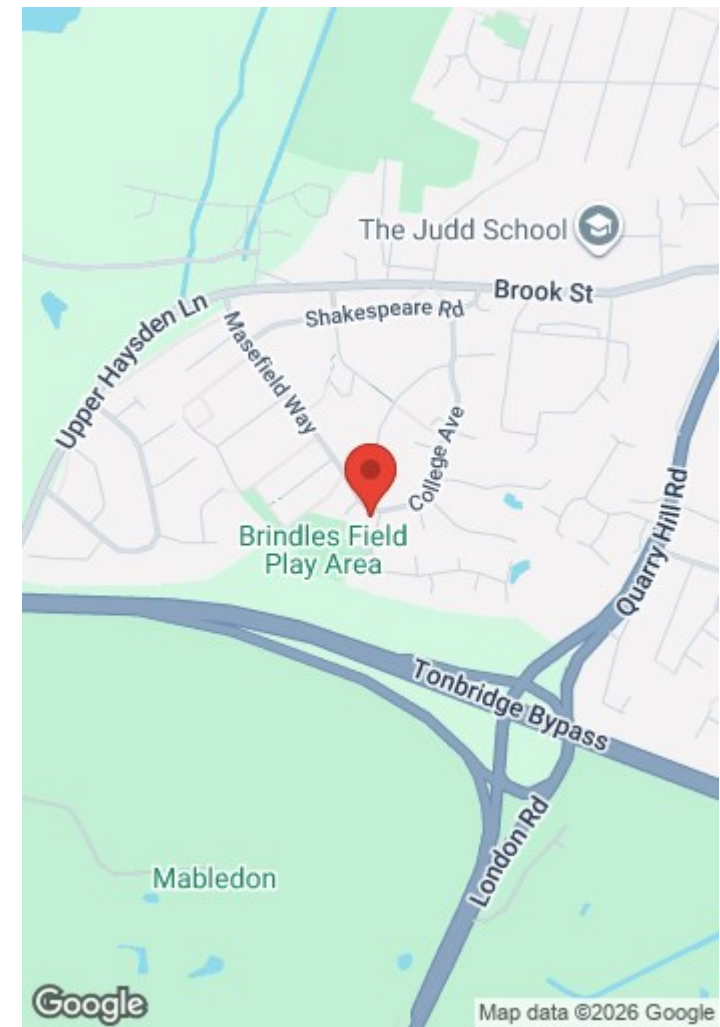
Externally the property benefits from an attractive rear garden, ideal for enjoying the warmer months, entertaining guests or simply relaxing in a private outdoor setting.

College Avenue is conveniently situated for Tonbridge town centre, highly regarded local schools and excellent transport connections, including mainline railway services offering direct links into London.

An internal viewing is highly recommended to appreciate the space, location and lifestyle this wonderful 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 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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*Sales & Lettings*

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

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

6 London Road  
Tunbridge Wells  
Kent TN1 1DQ  
Tel: (01892) 621 721

E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)

