



118 Douglas Road, Tonbridge, TN9 2UE.

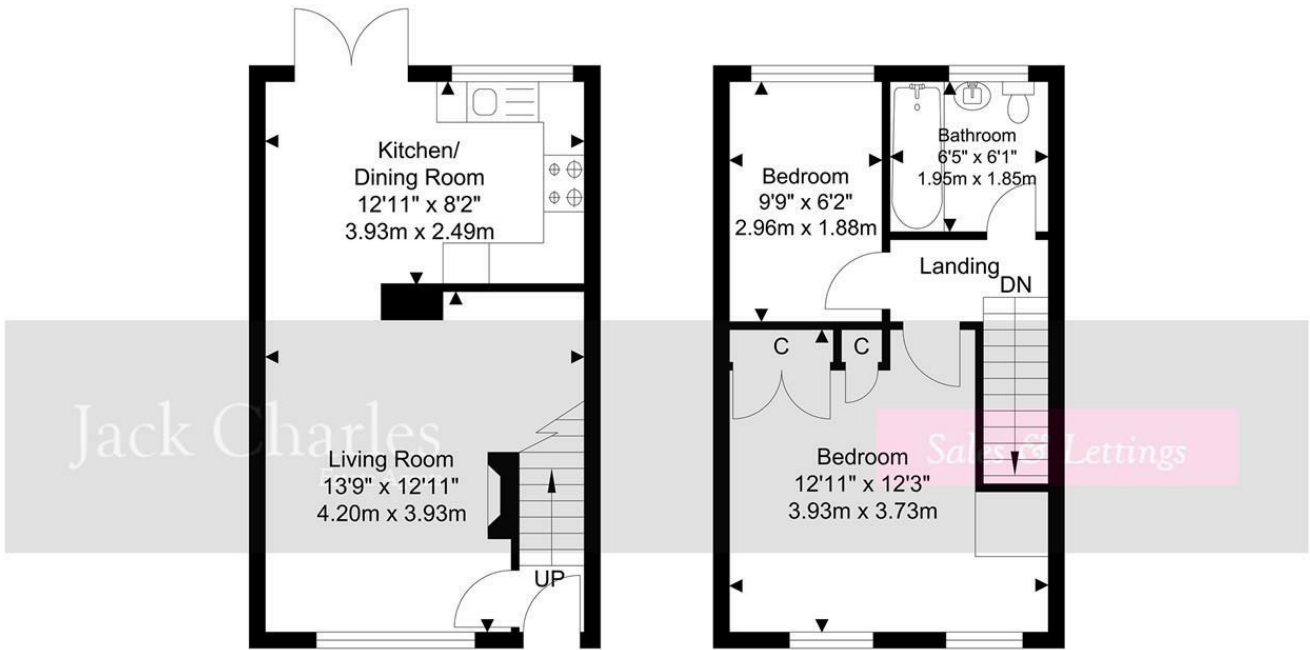
Guide Price £350,000 - £375,000

Jack Charles  
Estate Agents

Sales & Lettings

- Well-presented house 2 bedroom house
  - Allocated parking space
  - Close to Sussex Road School
- Modern bathroom
  - Kitchen
  - Near to Haysden Country Park
- Spacious reception room
  - Near to the high street & main line to station
  - Viewing highly 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  
287.18 SQ.FT.  
(26.68 SQ.M.)

First Floor  
Approximate Floor Area  
287.18 SQ.FT.  
(26.68 SQ.M.)

TOTAL APPROX FLOOR AREA 574.36 SQ.FT. (53.36 SQ. M.)

For Identification Purposes Only.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 82                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 61      |                         |
| (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**

Jack Charles are delighted to offer this charming home situated on Douglas Road on the ever popular South side of town.

The property is well presented throughout and would suit first time buyers, downsizers, investors, or those seeking a well located base within easy reach of amenities. The accommodation is both practical and comfortable, offering two generous bedrooms and well balanced living space.

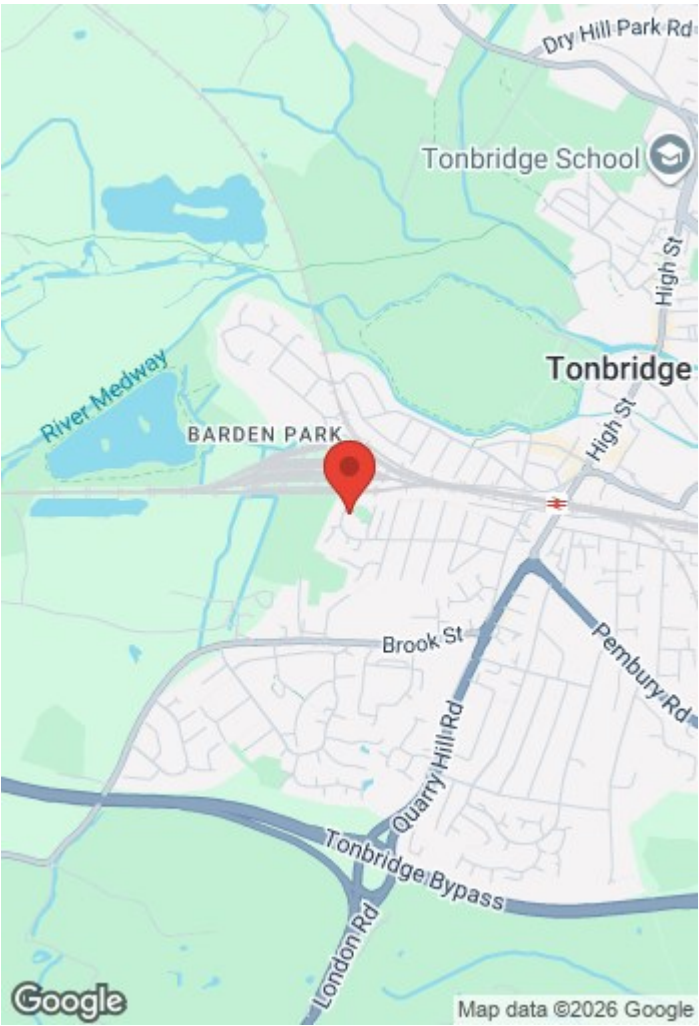
To the ground floor there is a welcoming reception room, the kitchen / dining room is well appointed and functional, designed to maximise both storage and usability with access via the dining area to the rear garden. To the first floor both bedrooms are serviced by the bathroom which is finished to a good standard, ensuring comfort and convenience. Outside there is a pretty garden to the rear and allocated parking.

Location is a key strength. Tonbridge mainline station is within close proximity, providing fast and regular services into London, making this an excellent choice for commuters. The vibrant High Street is also nearby, offering an excellent range of independent shops, cafés, restaurants and everyday essentials. Families will appreciate the convenience of Sussex Road School, along with the open green spaces of Haysden Country Park, perfect for walking, cycling and weekend leisure time.

This is a superb opportunity to secure a well located, low maintenance home in one of Tonbridge’s most convenient settings. Early viewing is highly 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 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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**Sales & Lettings**

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