



18 Stacey Road, Tonbridge, TN10 3AR.

Jack Charles  
Estate Agents

Guide Price £800,000 - £850,000

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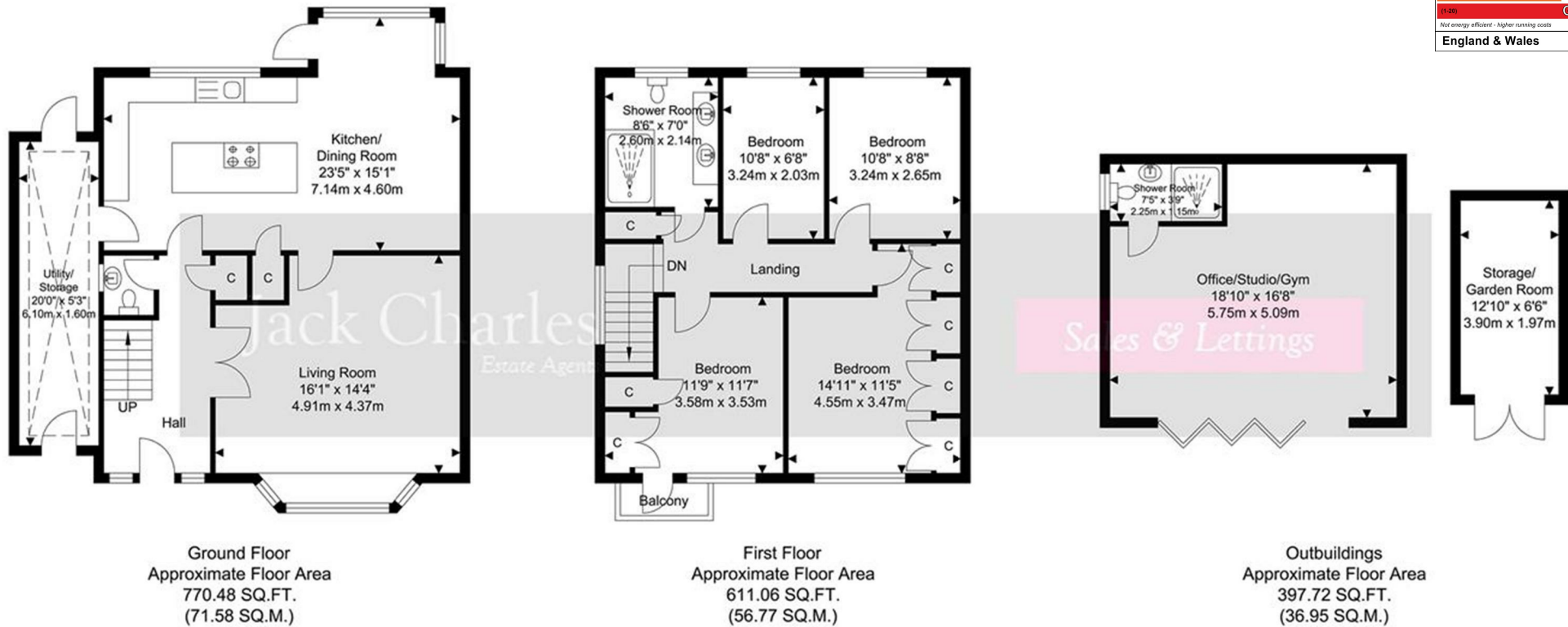
Sales & Lettings

- Detached Family Home
- Family Shower Room
- Side Utility Room

- Four Bedrooms
- Open Plan Kitchen / Dining Room
- Parking

- Garage Conversion Gym / Home Office
- Living Room
- Gardens

**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.



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

**Important Notice:**  
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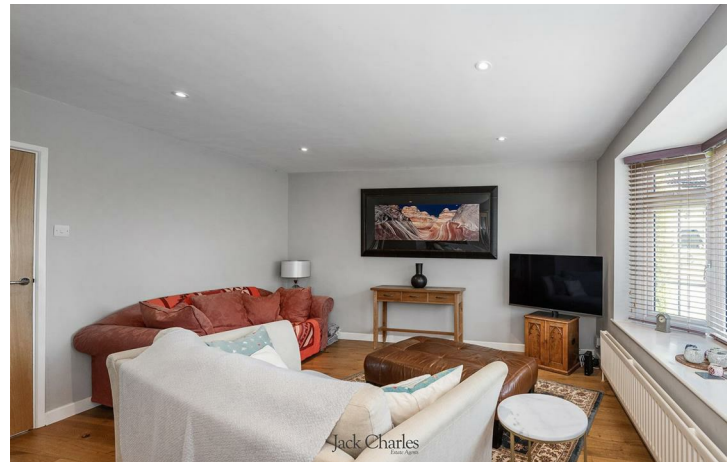
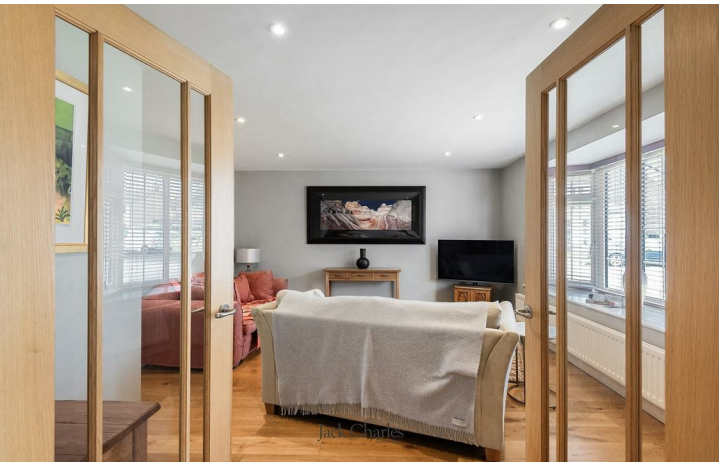
## To Be Sold

Jack Charles are delighted to offer this beautifully modernised four bedroom detached home, perfectly positioned on the borders of Tonbridge and Hildenborough. The property welcomes you with an entrance hall with cloakroom/WC just off the hallway, leading to a spacious living room and a lovely open-plan kitchen and dining area. A side utility area adds further convenience. Upstairs, you'll find four well proportioned bedrooms and a family bathroom fitted with a walk-in shower and twin sinks.

Externally, the property boasts delightful gardens to the rear and side. In addition, a detached double garage has been converted into a superb and versatile gym/studio space measuring approximately 18'10 x 16'8, complete with its own shower room and WC, making it ideal for those working from home, a fitness suite or additional entertaining space. There is also a separate garden room/storage area situated within the garden, providing further practicality and flexibility.

## Hildenborough Location

The property is conveniently located being in Hildenborough village and within walking distance to Tonbridge high street. Hildenborough has an excellent mainline train station and large car park and rush-hour commuter bus service to the station. The surrounding countryside offers a variety of walks and there are plenty of village amenities. 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 first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. 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

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

