



44 The Haydens, Tonbridge, TN9 1NS  
£1,250,000

Jack Charles

Guide Price £1,250,000 -

Jack Charles  
Estate Agents

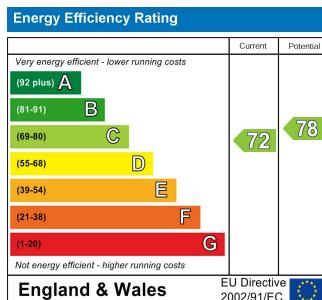
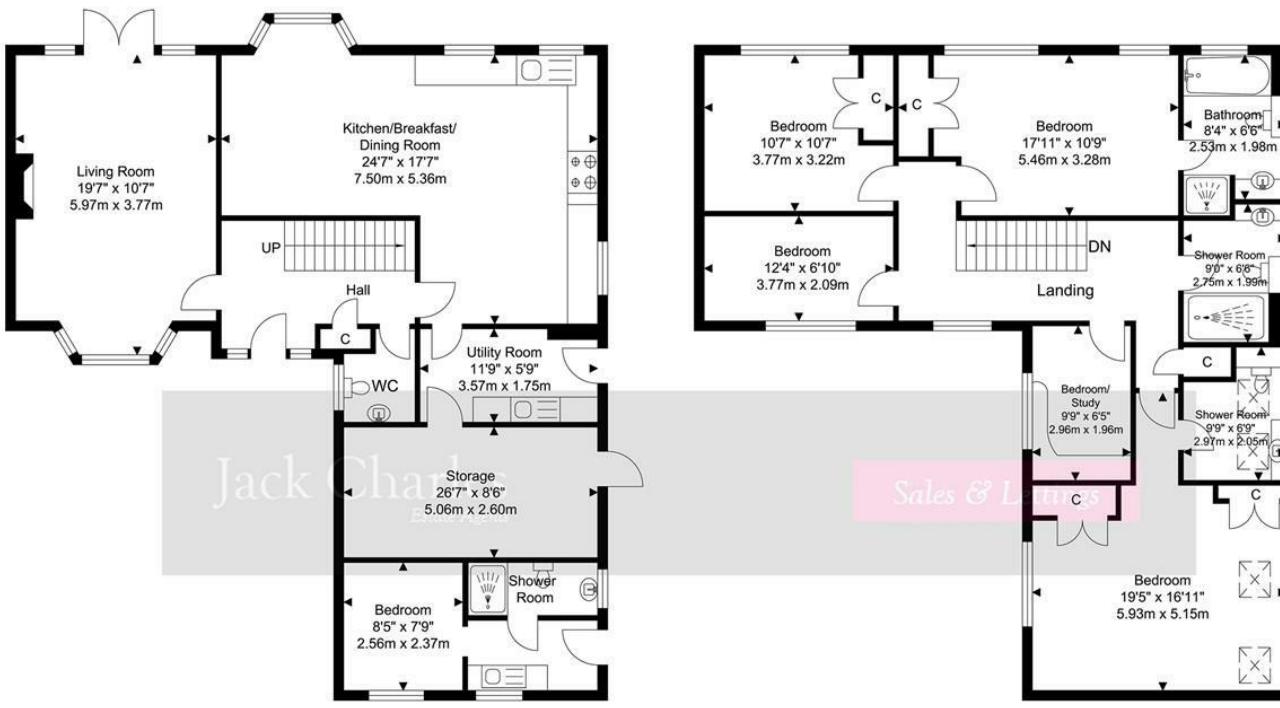
Sales & Lettings

- Detached Family Home
- Four Bathrooms
- Stunning Openplan kitchen / Dining Room

- Highly Sought After Location
- Studio Bedroom / 6
- Secluded Gardens

- Five Bedrooms
- Double aspect Lounge
- Converted Double Garage & Parking

**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  
1097.81 SQ.FT.  
(101.99 SQ.M.)

**First Floor**  
Approximate Floor Area  
1063.15 SQ.FT.  
(98.77 SQ.M.)

**TOTAL APPROX FLOOR AREA 2160.96 SQ.FT. (200.76 SQ. M.)**  
For Identification Purposes Only.



#### Important Notice:

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## To Be Sold

Jack Charles are delighted to offer for sale this wonderful detached family home situated in the favoured The Haydens just off Yardley Park Road, which is within a 5 minute walk to the High Street. This particular property has a super position within a small cul-de-sac of equally stunning homes. Internally the property has well appointed accommodation which includes a reception hall, double aspect living room and a wonderful remodelled open plan kitchen / dining room and separate utility room which also leads to a workshop which was formally the left hand side of the garage and could easily revert. The right hand side of the garage has been converted into a self contained studio / annexe with a kitchenette, shower room and bedroom which is accessed via a rear door.

To the first floor there is a spacious landing, five bedrooms, ensuite dressing area and bathroom to the master bedroom and ensuite to bedroom 2 as well as a family bathroom.

Outside to the front there is a drive leading to the front of the double garage and could provide parking in a tandem fashion for 4 cars, there is access to the side leading to the south facing rear garden which is mainly laid to lawn with a paved terrace and offer a good degree of privacy and seclusion. The residents of The Haydens also benefit from the use of the large green situated on the left as you enter through the pillared entrance.

## 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).

