



11 Allington Drive, Tonbridge, TN10 4HH.

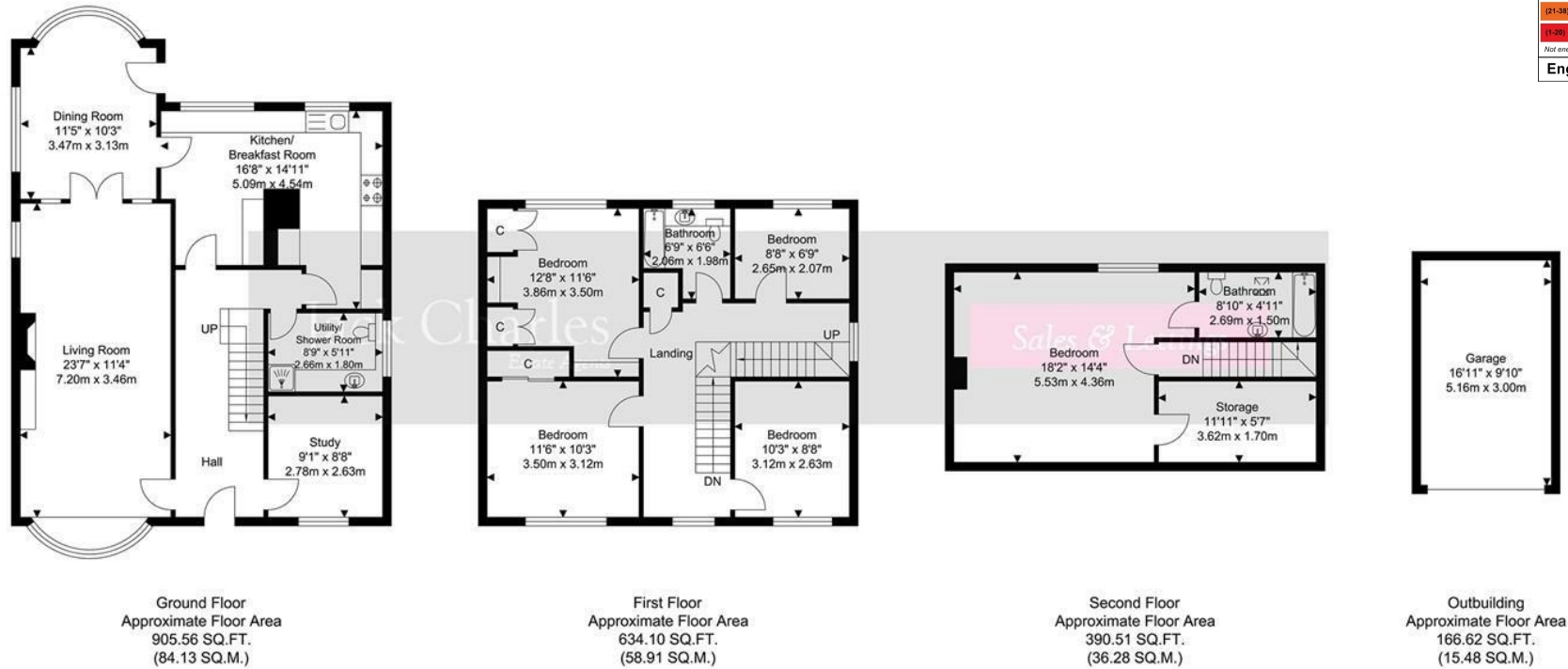
Guide Price £750,000 - £775,000

Jack Charles  
Estate Agents

Sales & Lettings

- 5 spacious bedrooms
- Study
- Popular location
- Viewing recommended
- 3 modern bathrooms
- Kitchen / BreakfastRoom
- Garage and parking
- 2 reception rooms
- Good sized front and rear gardens
- Close to good local schools

**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.



**TOTAL APPROX FLOOR AREA 2096.81 SQ.FT. (194.80 SQ. M.)**  
For Identification Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	76
<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 wonderful detached house nestled in the desirable area of Tonbridge. This charming detached house offers a perfect blend of space and comfort for family living. Built in 1973, the property boasts a generous layout with five well-proportioned bedrooms and three bathrooms making it an ideal home for larger families or those seeking extra space.

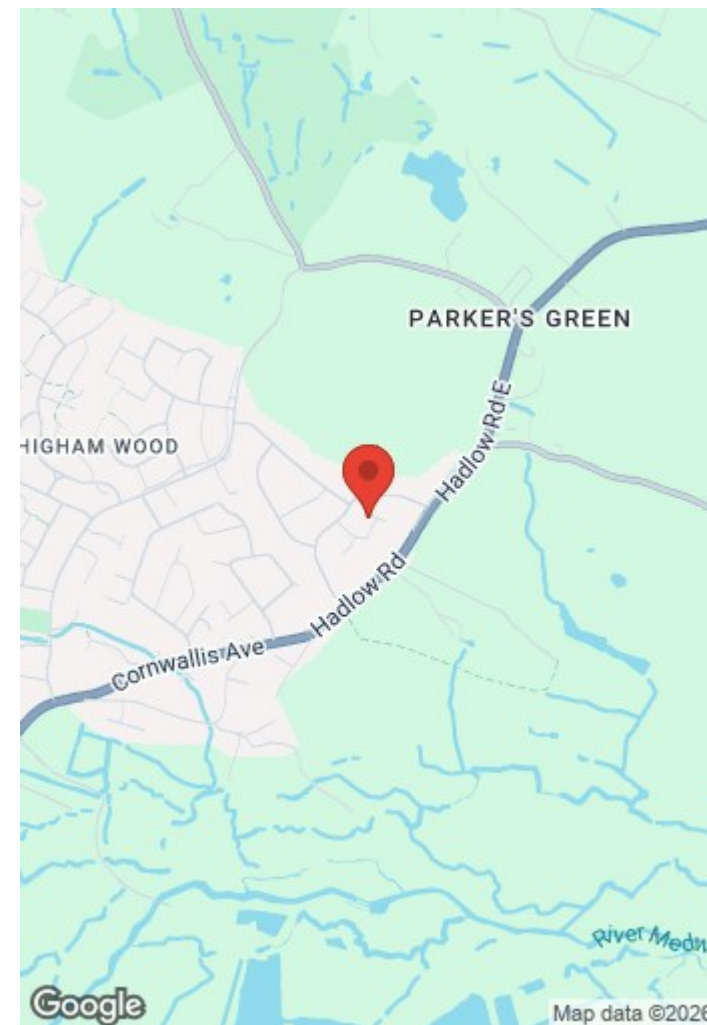
Upon entering, you are greeted by a hall way leading to two inviting reception rooms, perfect for entertaining guests. The good-sized front and rear gardens provide ample outdoor space for children to play, gardening enthusiasts, or simply relaxing in the fresh air. The property also features a garage and parking for up to four vehicles, ensuring convenience for residents and visitors alike.

The location is particularly appealing, with access to local good schools, making it an excellent choice for families prioritising education. The surrounding area offers a friendly community atmosphere, with nearby amenities and transport links enhancing the overall appeal of this lovely home.

In summary, this detached house on Allington Drive presents a wonderful opportunity for those seeking a spacious family residence in a sought-after location. With its ample living space, outdoor gardens, and proximity to schools, it is a property that truly deserves your attention.

## 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).





**Jack Charles**  
Estate Agents

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