

1 Hazel Shaw, Tonbridge, TN10 3QD.

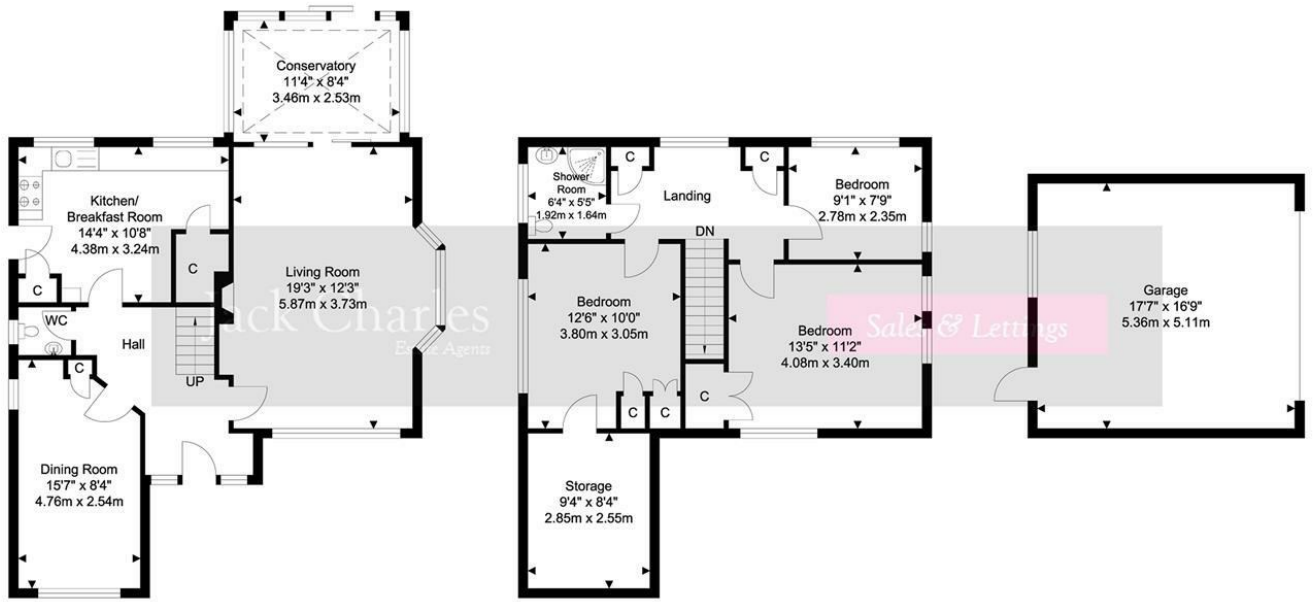
Guide Price £600,000 - £650,000

Jack Charles
Estate Agents

Sales & Lettings

- Guide Price £600,000 - £650,000
- Spacious Living Room and Separate Dining Room
- Detached Double Garage and Driveway
- Three Bedroom Detached Home
- Kitchen/Breakfast Room
- Excellent Potential For Modernisation
- Generous Corner Plot
- Downstairs Cloakroom
- No Onward Chain

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.

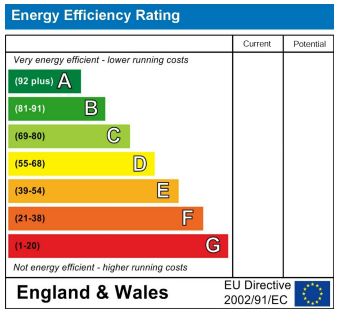


Ground Floor
Approximate Floor Area
742.92 SQ.FT.
(69.02 SQ.M.)

First Floor
Approximate Floor Area
609.77 SQ.FT.
(56.65 SQ.M.)

Outbuilding
Approximate Floor Area
294.82 SQ.FT.
(27.39 SQ.M.)

TOTAL APPROX FLOOR AREA 1647.52 SQ.FT. (153.06 SQ. M.)
For Identification Purposes Only.



Important Notice:
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To Be Sold

Guide Price £600,000 - £650,000 Jack Charles are delighted to offer for sale this spacious three-bedroom detached family home, occupying a prominent corner plot within a popular residential area of Tonbridge. Offering generous and versatile accommodation throughout, the property presents an excellent opportunity for buyers looking to create a home to their own taste.

The ground floor accommodation comprises an entrance hallway, a well-proportioned dining room and a spacious dual-aspect living room featuring a fireplace and sliding doors leading through to the conservatory, which enjoys pleasant views over the rear garden. The kitchen/breakfast room offers a range of fitted wall and base units, ample worktop space and room for everyday dining. A downstairs cloakroom completes the ground floor accommodation.

To the first floor are three bedrooms, two of which are good-sized doubles, together with a shower room. The property also benefits from a useful additional storage room, providing flexibility for a variety of needs.

Externally, the property occupies an attractive corner position with a generous front garden, predominantly laid to lawn with established shrubs and borders. A driveway provides off-road parking, whilst a detached double garage offers further parking for two cars or storage space. To the rear is an enclosed garden with a lawn and patio area, ideal for outdoor seating and entertaining.

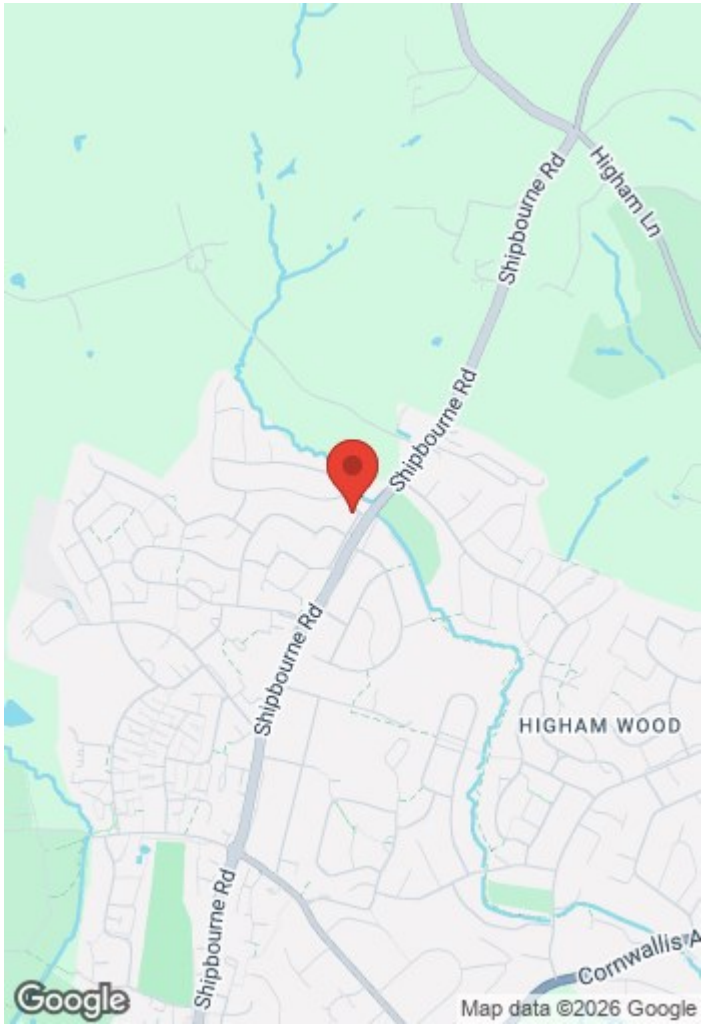
Whilst the property would benefit from some modernisation, it offers excellent potential for purchasers looking to put their own stamp on a well-proportioned family home.

Situated in a convenient residential location in Tonbridge, the property is well placed for access to local amenities, schools and transport links, with Tonbridge town centre and mainline railway station within easy reach.

An internal viewing is highly recommended to fully appreciate the accommodation, plot and potential this property 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).

















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