



6 Hartfield Close, Tonbridge, TN10 4JP.

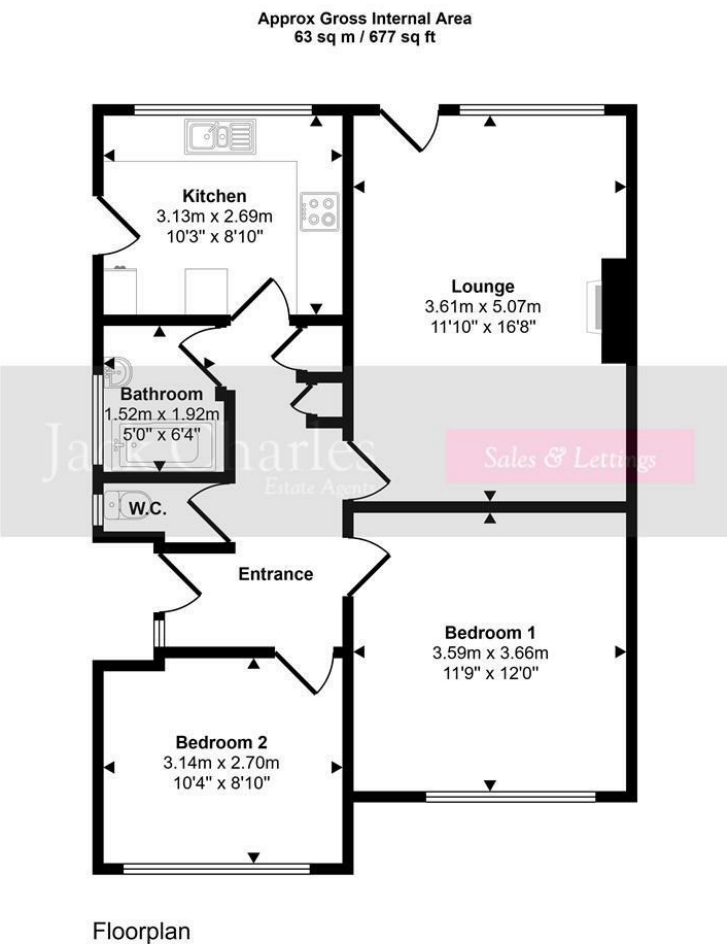
Asking price £425,000

Jack Charles
Estate Agents

Sales & Lettings

- Two bedroom semi-detached bungalow
 - Well-presented fitted kitchen
 - Sought-after residential location
 - NO FORWARD CHAIN
- Two good-sized double bedrooms
 - Family bathroom
 - Garden
- Spacious and naturally bright lounge
 - Additional separate WC
 - Requires modernising/updating

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
Very 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	

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 for sale this charming and well-presented two bedroom semi-detached bungalow, occupying a desirable position within a highly sought-after residential neighbourhood and conveniently located for a range of local amenities.

The property requires some modernisation and updating and offers spacious and well-balanced accommodation throughout and would make an excellent purchase for those looking to downsize, buyers seeking single-storey living or anyone wanting a home with further potential.

The accommodation comprises a welcoming entrance hall providing access to two good-sized double bedrooms, a family bathroom together with the additional convenience of a separate WC.

The fitted kitchen is well presented and offers a good range of wall and base units with ample work surfaces and space for appliances.

A particular feature of the property is the generous lounge, which enjoys plenty of natural light and provides an excellent space for relaxing and entertaining.

Externally, the rear garden is predominantly laid to lawn with a substantial patio seating area, creating an ideal space for outside dining, entertaining or simply enjoying the warmer months.

To the front, the property benefits from off-road parking.

The combination of its popular location, generous accommodation, attractive garden and single-storey layout should ensure strong interest.

Offered for sale with NO ONWARD CHAIN, 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, 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

Sales & Lettings

6 London Road Tunbridge Wells Kent TN1 1DQ Tel: (01892) 621 721	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
www.jackcharles.co.uk

