



39 Gainsborough Gardens, Tonbridge, TN10 4AD.

Guide Price £425,000

Jack Charles
Estate Agents

Sales & Lettings

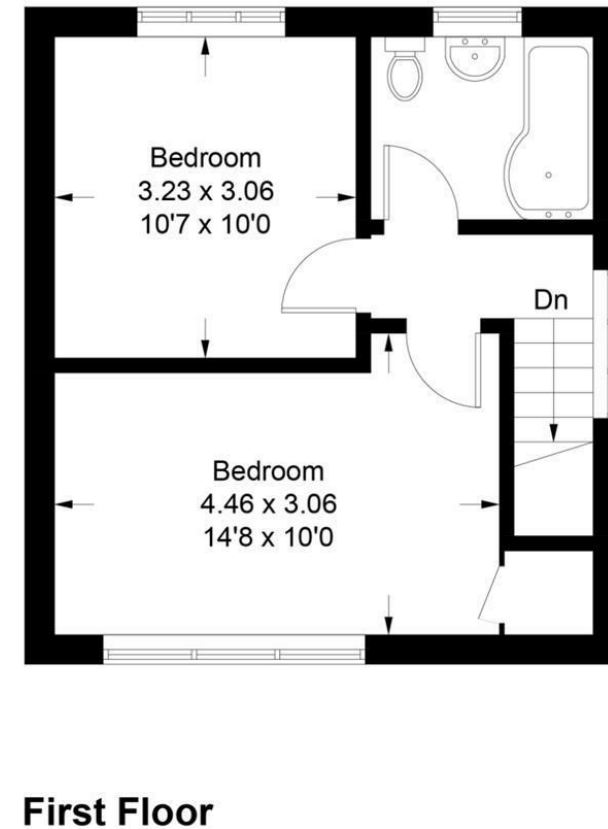
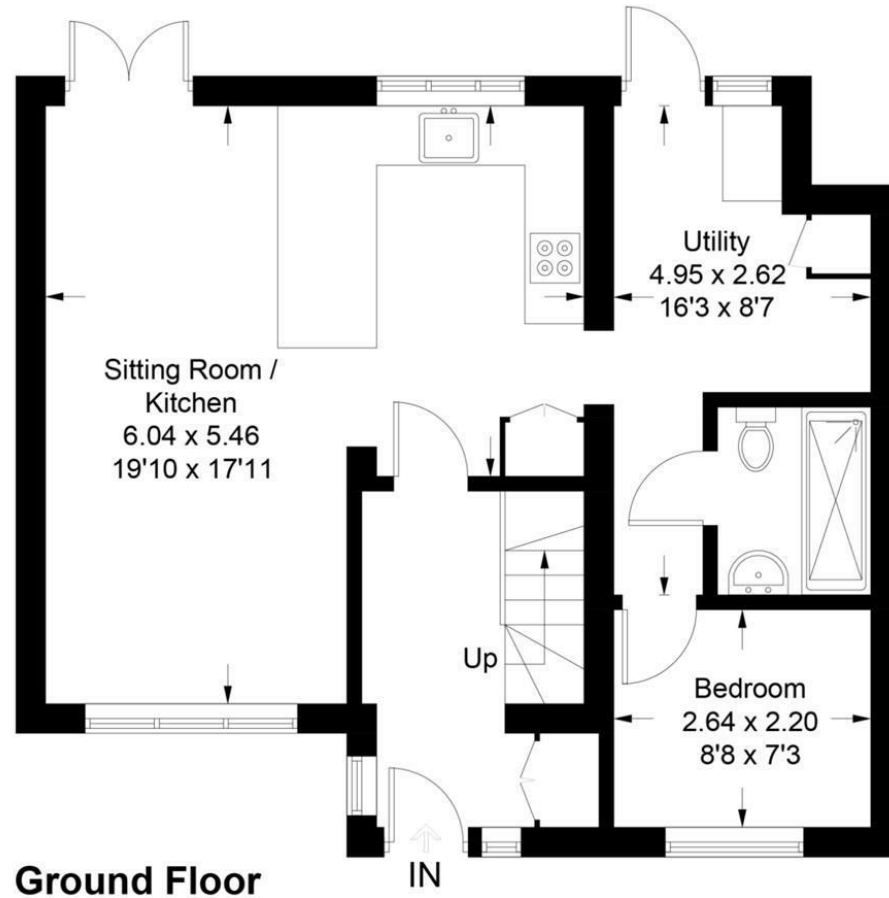
- Semi Detached House
- Utility Room
- Gardens

- Three Bedrooms
- Kitchen
- Close To Woodlands School

- Two Bathrooms
- Open Plan Living Room
- Viewings Recommended

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.

Approximate Gross Internal Area = 89.2 sq m / 960 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	86
(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	

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To Be Sold

Jack Charles are delighted to offer for sale this beautifully presented three bedroom, two bathroom semi detached house, tucked away in a quiet cul de sac in North Tonbridge and within easy walking distance of the Martin Hardie Way shops and the highly regarded Woodlands Primary School.

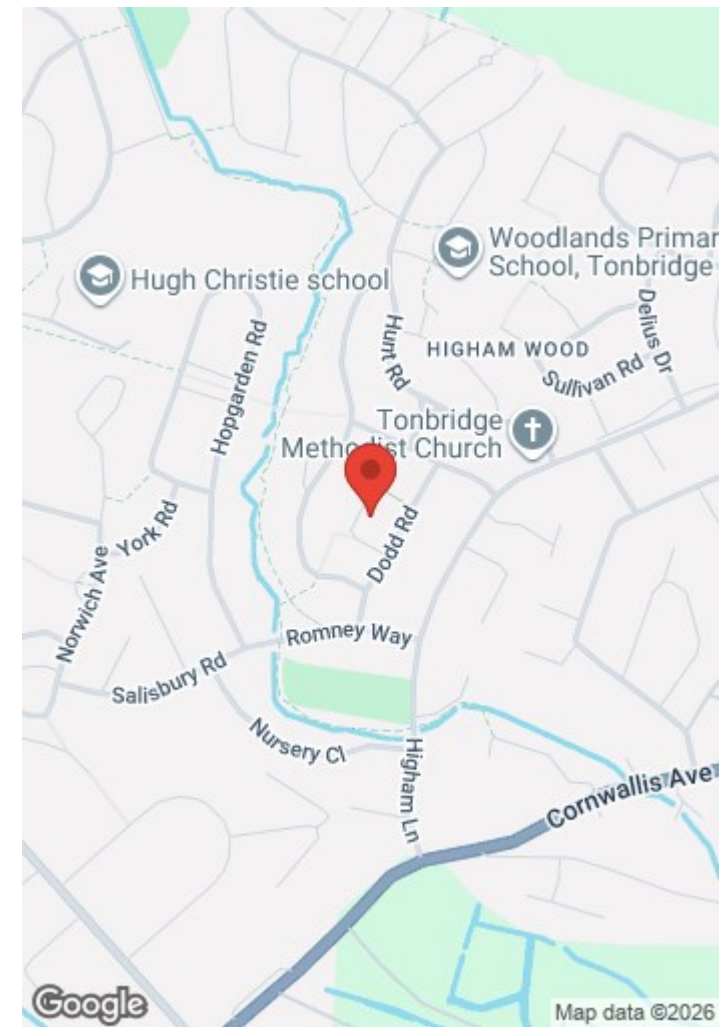
Extending to approximately 960 sq ft, the property offers bright and well arranged accommodation, including a superb open plan kitchen and living space with wood effect tiled flooring, integrated appliances, breakfast bar and double doors opening onto a generous rear garden. The hallway is also a good size with storage understairs and also in the open porch area. There is a spacious utility room with ample space for appliances and this gives access to the outside and a versatile bedroom or study serviced by a contemporary shower room with rooflight and mood lighting.

To the first floor there are two double bedrooms, the principal bedroom comfortably accommodates a super king size bed and benefits from built in storage, and these rooms are serviced by a stylish family bathroom fitted with a P shaped bath and rainfall shower.

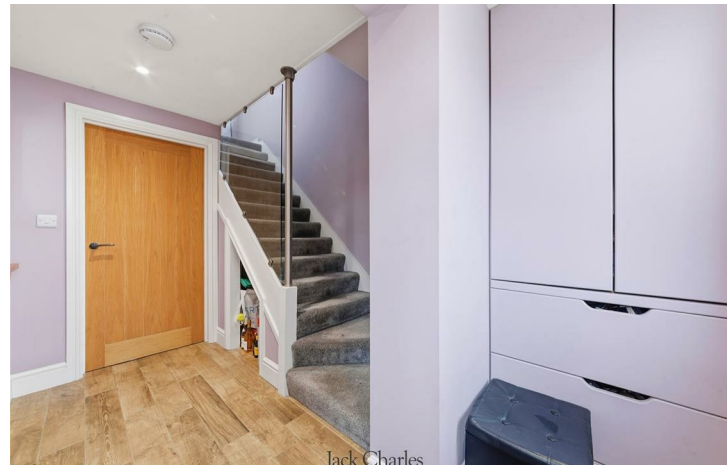
Outside there is a lovely garden to the rear which is laid to lawn with a patio and raised flower and shrub borders and to the front is a block paving and subject to obtaining relevant consents could provide parking.

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).



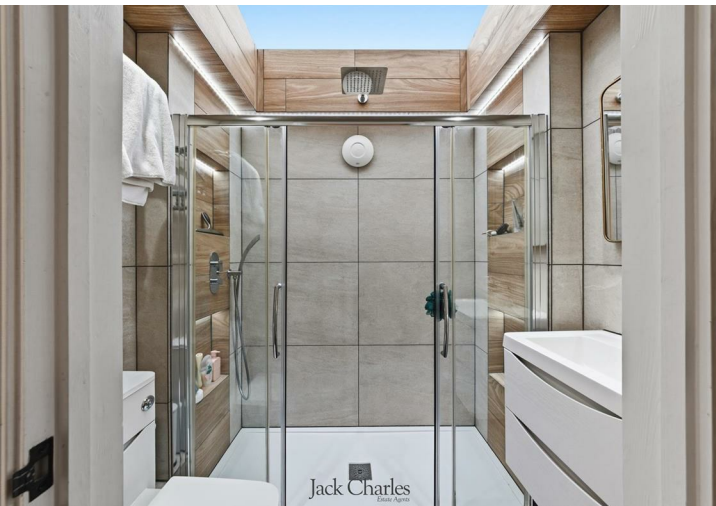
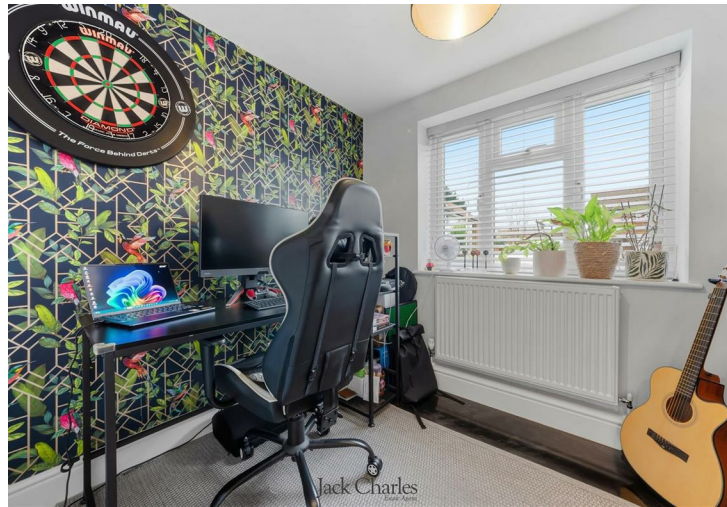
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