



9 Purcell Avenue, Tonbridge, Kent, TN10 4DP

Jack Charles

Guide Price £600,000 - £650,000

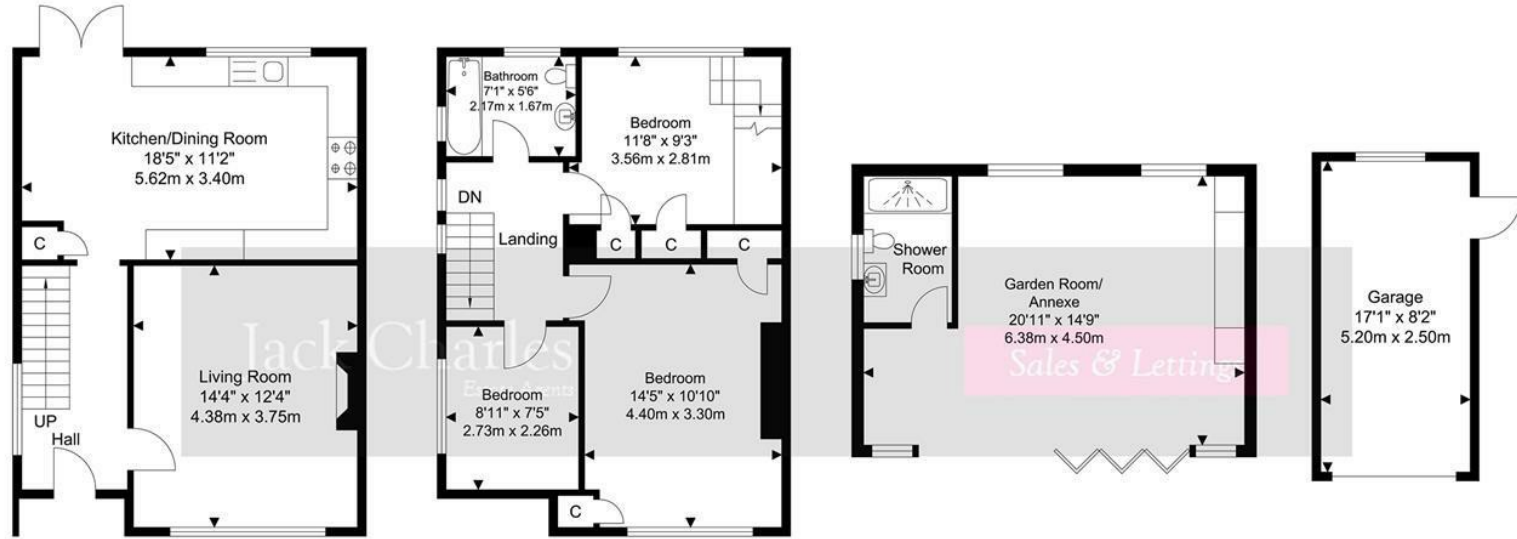
Jack Charles  
Estate Agents

Sales & Lettings

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Tonbridge, Kent,  
TN10 4DP

**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.

- Stunning Cottage Style Semi Detached House
- Bespoke Luxury Bathroom Suite
- Three Bedrooms
- Kitchen
- Dining Room
- Living Room
- Potential To Extend STPP
- Pretty Gardens
- Driveway, Parking & Garage



Ground Floor  
Approximate Floor Area  
464.03 SQ.FT.  
(43.11 SQ.M.)

First Floor  
Approximate Floor Area  
464.03 SQ.FT.  
(43.11 SQ.M.)

Outbuilding  
Approximate Floor Area  
448.96 SQ.FT.  
(41.71 SQ.M.)

TOTAL APPROX FLOOR AREA 1377.02 SQ.FT. (127.93 SQ. M.)  
For Identification Purposes Only.



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Sales & Lettings

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## To Be Sold

Jack Charles are delighted to offer for sale this stunningly presented and comprehensively upgraded three bedroom cottage style Gough Cooper semi detached property, ideally situated within close proximity to Woodland School.

This superb home has been refurbished to an exceptional standard throughout, with high quality luxury fittings and carefully considered finishes that create a stylish yet welcoming interior. The accommodation is beautifully presented and offers excellent versatility for modern family living.

There is significant scope for further enlargement, subject to the necessary planning permissions, with potential to extend to the rear, convert the loft, or extend to the side, making this an exciting long term opportunity as well as a turnkey home.

Externally, the property enjoys a well maintained lawned rear garden together with a substantial outbuilding currently used as a studio, which also lends itself perfectly as a home office, gym, or occasional bedroom, complete with shower and WC facilities.

To the front, there is a driveway providing off road parking and access to a detached garage.

An internal viewing is strongly recommended to fully appreciate the quality, flexibility and future potential this impressive home 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 etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of 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 scale of education from Nursery to College and includes Grammar & Private schools such as the world-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).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







