



61 Shipbourne Road, Tonbridge, TN10 3DX.

Jack Charles
Estate Agents

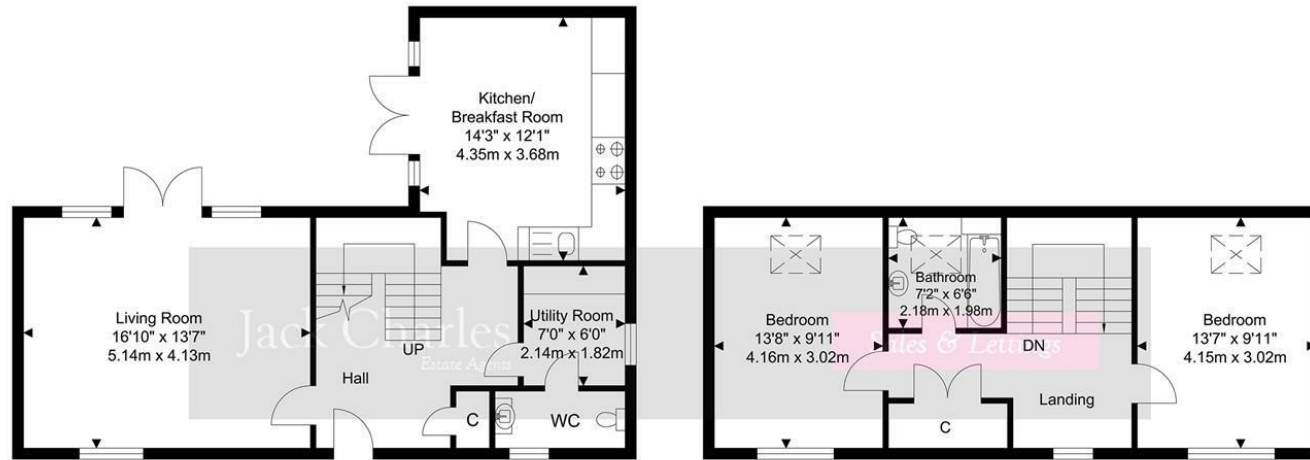
Asking price £450,000

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Sales & Lettings

- Modern Detached House Built in 2018
- Kitchen / Dining Room
- Sunny Walled Courtyard Garden
- Viewing Recommended
- Two Double Bedrooms
- Living Room
- Bathroom
- Separate Utility Room
- Close to High Street & Walking Distance to Station
- Prime Tonbridge Location

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
621.07 SQ.FT.
(57.70 SQ.M.)

First Floor
Approximate Floor Area
479.20 SQ.FT.
(44.52 SQ.M.)

TOTAL APPROX FLOOR AREA 1100.28 SQ.FT. (102.22 SQ. M.)
For Identification Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		98
(81-91)	B	87	
(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	

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

Asking Price £450,000

Jack Charles are delighted to present for sale this beautiful detached house situated just a short walk from the top of the High Street. Built in 2018, the property offers an excellent blend of modern living, energy efficiency and convenience. With two well-proportioned bedrooms, the house is ideally suited to couples, small families or those seeking a stylish and low-maintenance home.

Upon entering, you are welcomed by a spacious entrance hall leading through to a lovely reception room which provides a warm and inviting atmosphere, ideal for both relaxing and entertaining. The layout has been thoughtfully designed to maximise natural light and create a bright and comfortable living environment throughout.

Both the living room and kitchen / dining room open directly onto the beautiful sunny walled courtyard garden, providing a peaceful and private outdoor space, perfect for morning coffee, outdoor dining or summer entertaining. There is also a separate utility room and cloakroom / WC.

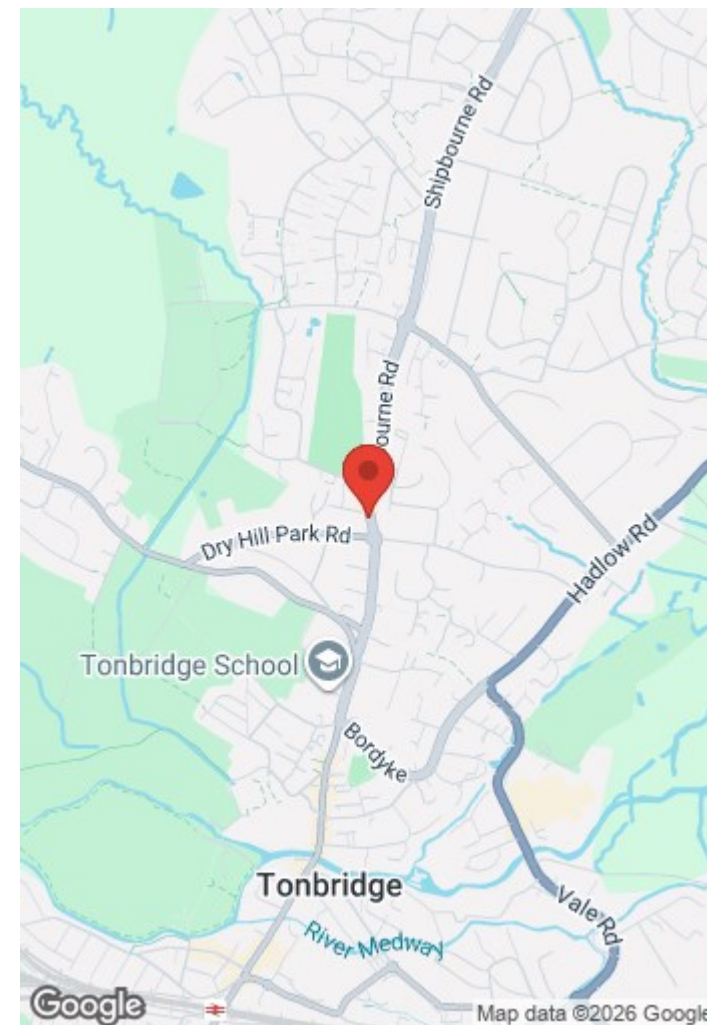
Upstairs, the property benefits from high ceilings, a spacious landing and two generous bedrooms, all serviced by a contemporary family bathroom.

A particular feature of the home is the highly efficient air-source heat pump system, providing central heating and hot water alongside underfloor heating throughout the entire property, with individual thermostats in every room and both hallways. Combined with the excellent insulation and EPC rating of B, the system creates an exceptionally comfortable living environment, maintaining a consistent temperature throughout the winter months while remaining economical to run.

Further enhancing the appeal is the property's excellent location within walking distance of both the train station and the bustling High Street, offering easy access to a wide range of shops, cafés, restaurants and local amenities, as well as convenient commuting links into London.

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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