



60 Mabledon Road, Tonbridge, Kent, TN9 2TG.

Asking price £585,000

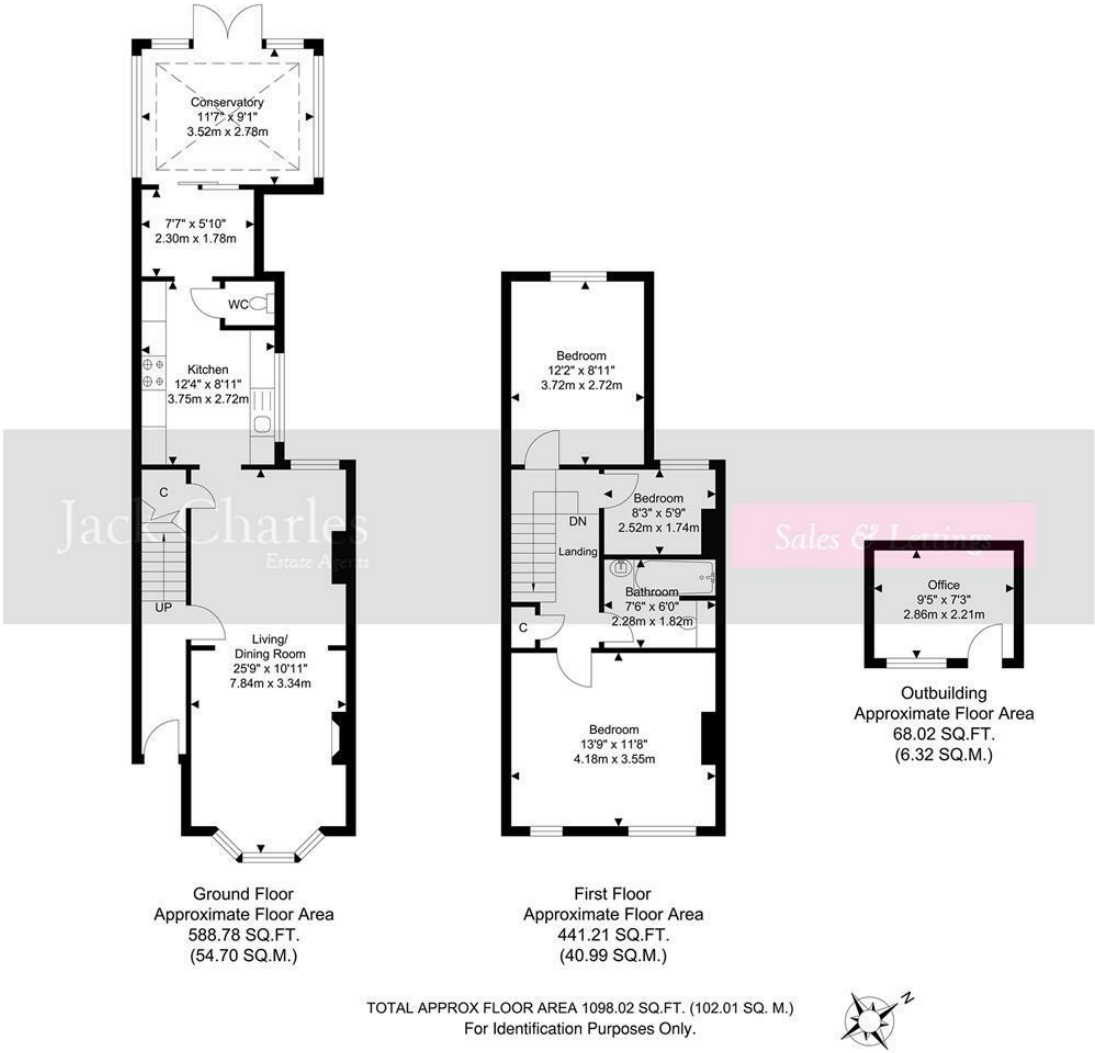
Jack Charles  
Estate Agents

Sales & Lettings



- Stunning Victorian Semi Detached House
  - Kitchen
  - Cloakroom/WC
- Three Bedrooms
  - Lounge / Dining Room
  - Garden & Home Office
- First Floor Bathroom
  - Conservatory
  - Close To High ST & MLS

**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		82
(81-91) B		
(69-80) C		65
(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.

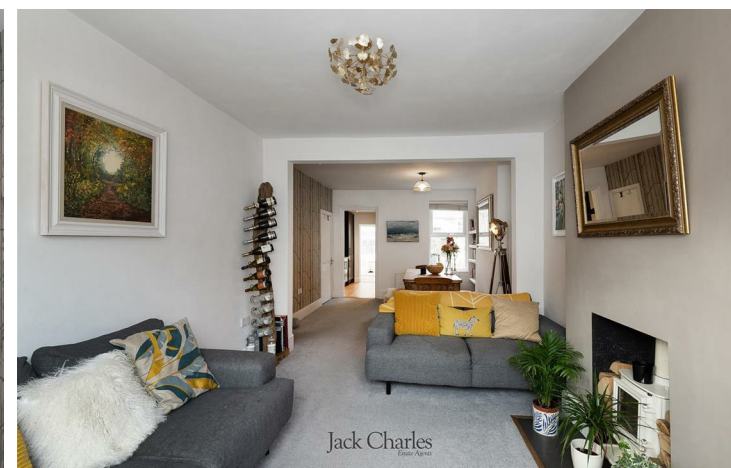
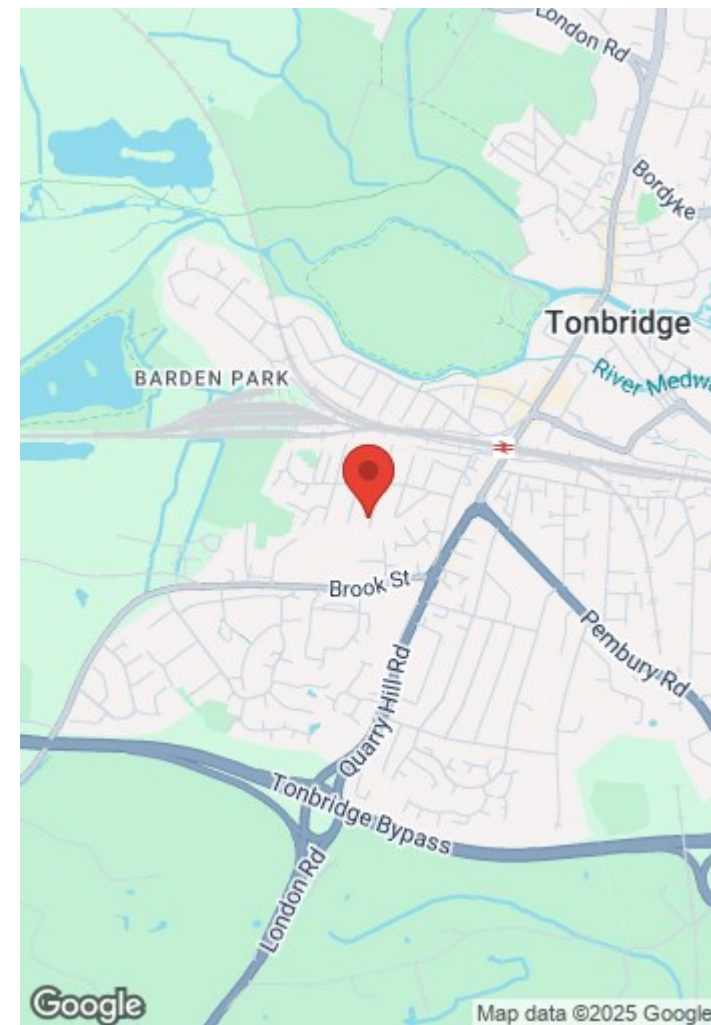
## To Be Sold

Jack Charles are delighted to be appointed as agents for this beautifully presented Victorian semi-detached property with halls adjoining situated close to the main line station and high street. The accommodation internally comprises entrance hall, a double aspect through lounge dining room, newly fitted kitchen which leads to a cloakroom and also through to a further room ideal for study area with sliding doors to the conservatory beyond.

To the first floor there are three good sized bedrooms, family bathroom. We believe there is potential for further expansion into the loft subject to relevant permissions. Outside to the front there is a pathway leading to a arched recessed entrance with attractive flower and shrub borders with flint. To the rear there is a pretty garden predominately laid to lawn with flower and shrub borders providing an array of colour. To the side is a lovely private seating area and there is the addition of a super home office too. Viewings are 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, 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).







**Jack Charles**  
Estate Agents

**Sales & Lettings**

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](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)

