



92 Darwin Drive, Tonbridge, TN10 4SD.

Jack Charles
Estate Agents

Asking price £525,000

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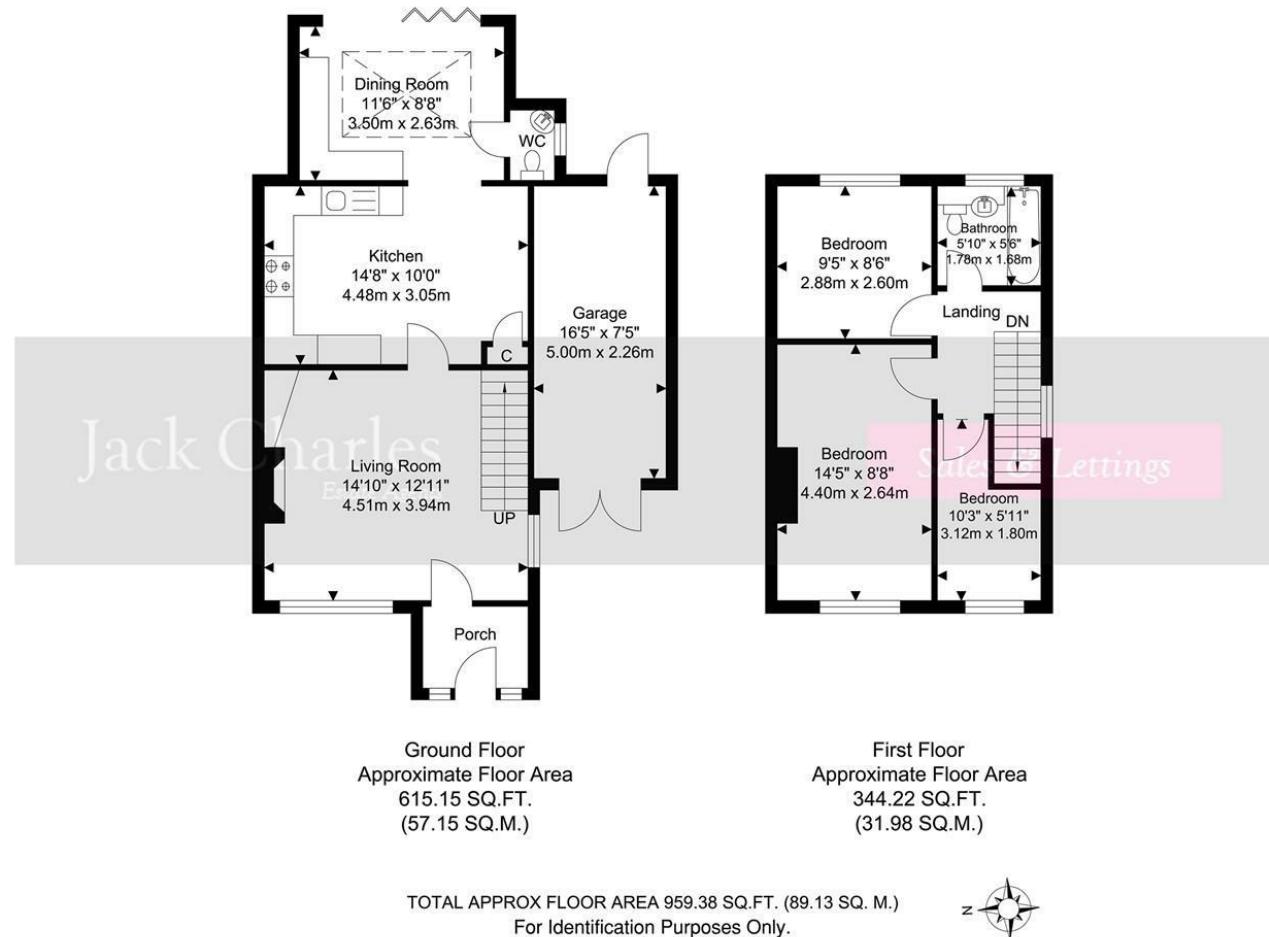
Sales & Lettings

- Beautifully Presented Family Home
- Living Room
- First Floor Bathroom

- Three Bedrooms
- Open Plan Kitchen / Dining Room
- Ample Parking With EV Charger

- Planning Permission for Further Expansion
- Cloakroom / WC
- Garage & Good Sized Rear Garden

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		87
(81-91)	B		74
(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

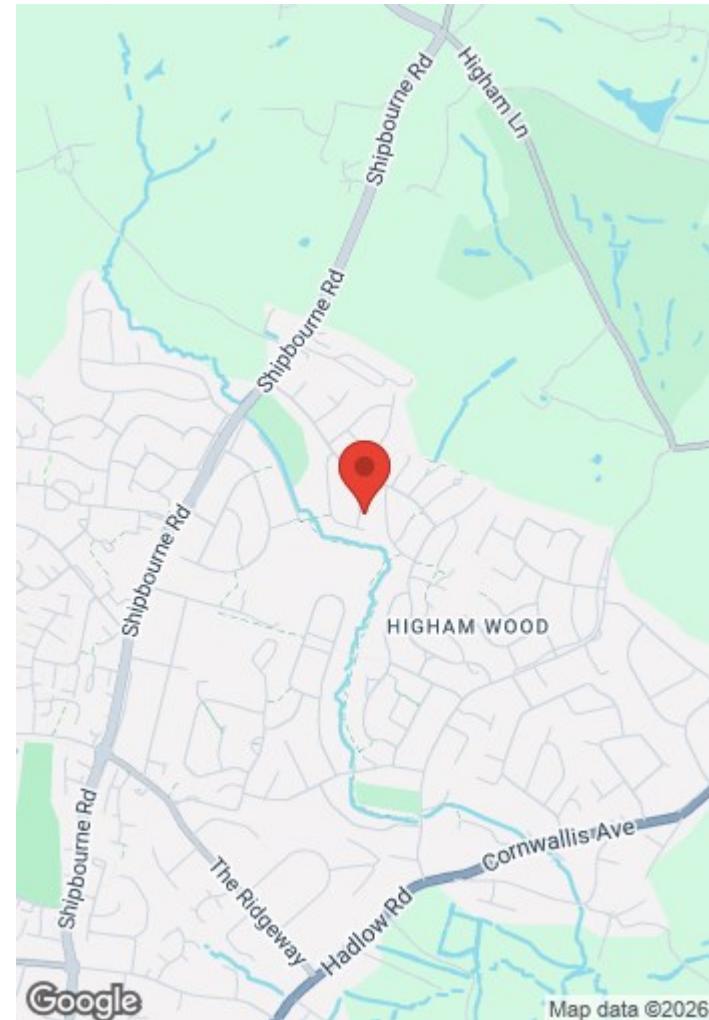
Jack Charles are delighted to offer this beautifully presented and extended three bedroom semi-detached home, situated in the sought-after location of North Tonbridge, close to Woodlands Primary School.

Upon entering the property, you are welcomed into an entrance porch which in turn leads through to a spacious open-plan living room with feature fire place with wood burning stove, stairs to the first floor and a door to a gorgeous open plan kitchen / dining room, the kitchen is fitted with integrated appliances and designed for modern family living with a breakfast bar and the dining area has a large glazed lantern window and a bi-folding doors providing access to the garden and there is a door to a cloakroom/WC. To the first floor, there are three well-proportioned bedrooms and a family bathroom. There is also a very large and useful boarded loft room with a velux window, power and light, accessed via a pulldown ladder on the landing.

Externally, the property benefits from ample off-road parking to the front, EV charging point, and access to an attached garage. To the rear there is a lovely garden, featuring a very large pressure treated wood open slatted pergola perfect for entertaining and outdoor dining, a further gravelled seating area, lawned garden with raised vegetable beds and a garden shed. The property also benefits from lapsed planning permission 21/02082/FL to demolish the garage and rear extension and erect a single storey front, side and rear extension and front porch.

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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