



23 Barden Park Road, Tonbridge, TN9 1XD.

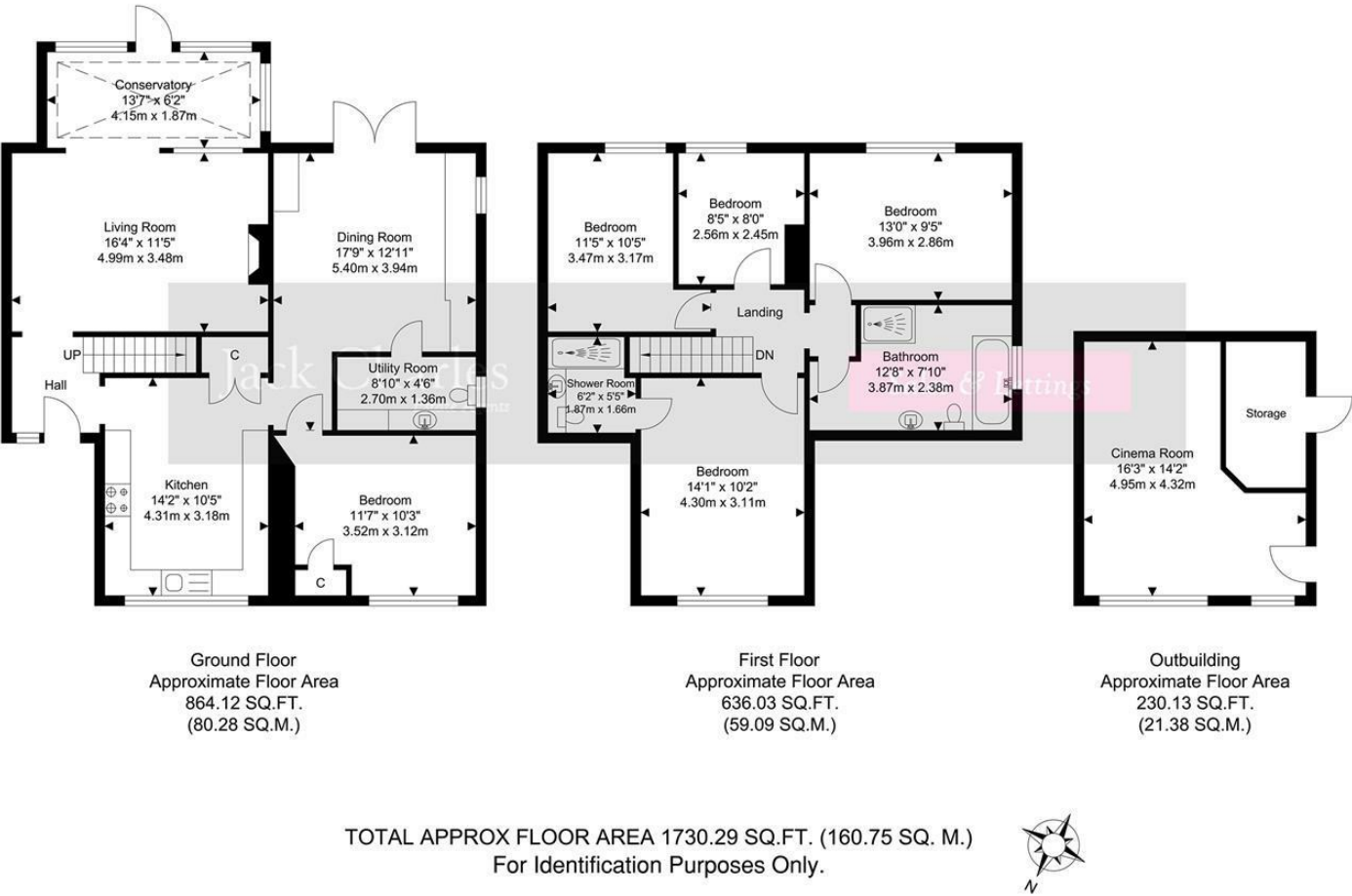
Asking price £650,000

Jack Charles
Estate Agents

Sales & Lettings

- Five Bedrooms
 - Lounge
 - Utility Room
- Substantially Extended
 - Kitchen
 - Entertainment Room (Former Garage)
- Annexe Potential subject to Minor alterations
 - Dining Room
 - Ample Parking & Gardens

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	84
EU Directive 2002/91/EC		

Important Notice:
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To Be Sold

Jack Charles are delighted to offer for sale this spacious and versatile four/five bedroom family home, ideally positioned on a generous corner plot in the highly sought-after South Tonbridge area, within easy reach of the mainline station and High Street amenities.

This attractive property has been substantially extended and offers a fantastic opportunity for those seeking flexible accommodation, including the potential to create a self-contained ground floor annexe, subject to minimal alterations.

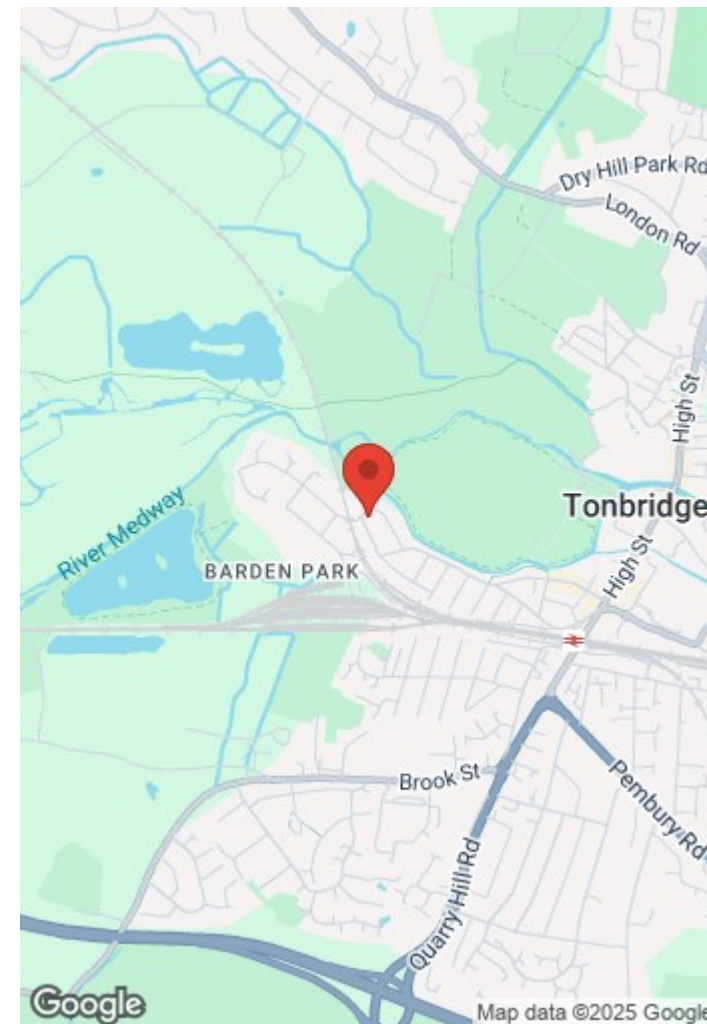
Internally, the accommodation currently comprises an entrance hall, living room, kitchen, dining room, utility room, and a ground floor fifth bedroom. To the first floor, there are four well-proportioned bedrooms, a family bathroom, and an ensuite shower room.

Externally, the property boasts beautifully maintained gardens and benefits from being set on a corner plot, providing additional privacy and space. A driveway to the rear offers ample off-road parking for several vehicles, leading to a detached garage which has been thoughtfully converted by the current owners into a superb entertainment room – perfect for hosting or relaxing.

This is a wonderful family home in an excellent location, offering space, flexibility, and scope for further enhancement.

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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