



9 Wincliff Road, Tonbridge, TN9 2SS.

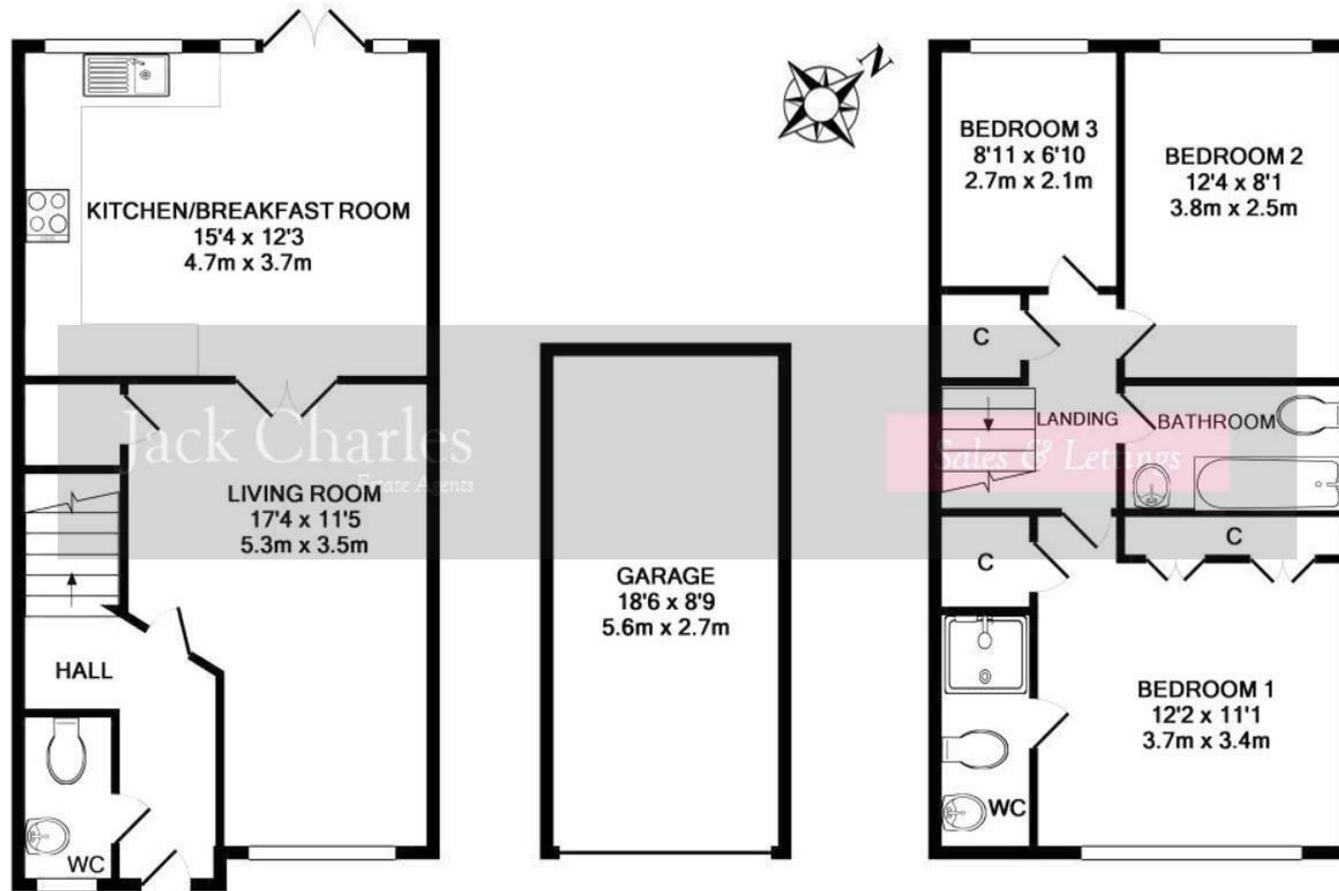
Guide Price £575,000

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Sales & Lettings

- Gated development
- Close to station & High Street
- Partially walled garden
- Viewing recommended
- Well presented Semi-detached house
- 3 spacious bedrooms
- Kitchen / dining room
- Garage and parking
- 2 modern bathrooms
- Living room

**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.



TOTAL APPROX. FLOOR AREA 1077 SQ.FT. (100.0 SQ.M.)

Measurements and location of rooms, windows, doors etc is approximate and should not be relied upon as a statement of fact.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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## To Be Sold

Guide Price £575,000 - £600,000 Tucked away on the South side of Tonbridge is a rare opportunity to purchase a well-presented semi-detached house which offers a perfect blend of modern living and convenience. Built in 2005, the property is situated within a secure gated development, ensuring both privacy and peace of mind.

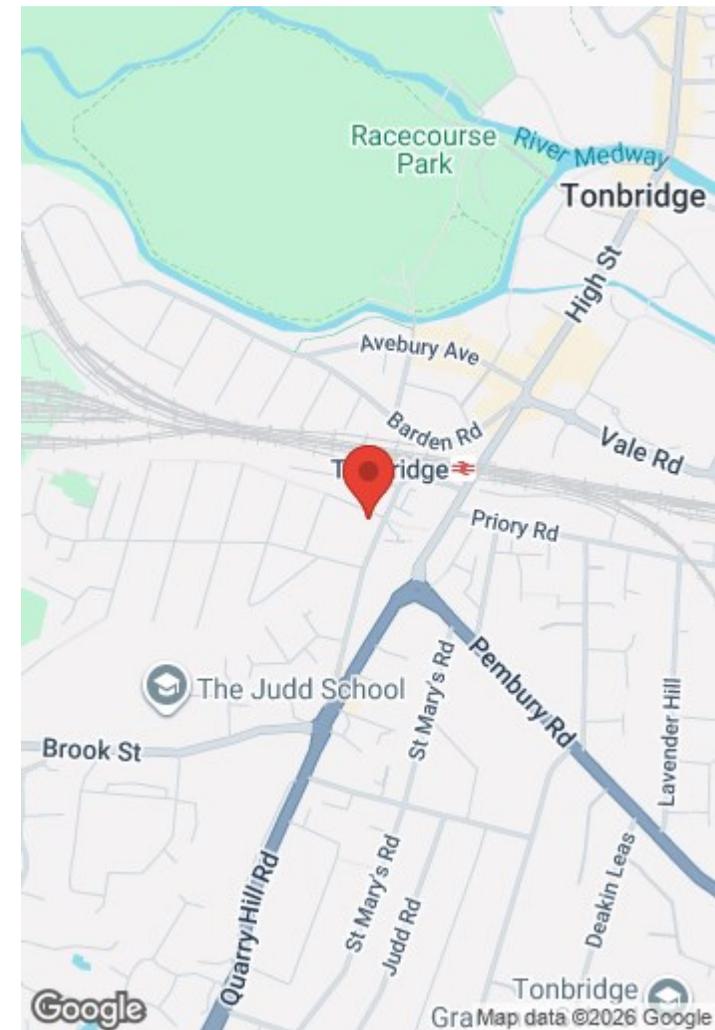
The home boasts three bedrooms and two bathrooms, providing ample space for families or those seeking extra room for guests or a home office. The property features a comfortable reception room, ideal for relaxation or entertaining as well as a spacious kitchen / dining room.

In addition to its charming interior, this property comes with a lovely partially walled rear garden and the added benefit of a garage and parking, making it easy to accommodate vehicles and additional storage needs. The location is particularly advantageous, as it is conveniently close to both the train station and the bustling high street, offering easy access to local amenities, shops, and transport links.

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).





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**Sales & Lettings**

6 London Road  
Tunbridge Wells  
Kent TN1 1DQ  
Tel: (01892) 621 721

191 High Street  
Tonbridge  
Kent TN9 1BX  
Tel: (01732) 75 75 80

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



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