



80 Judd Road, Tonbridge, TN9 2NJ.

Guide Price £600,000 - £650,000

Jack Charles
Estate Agents

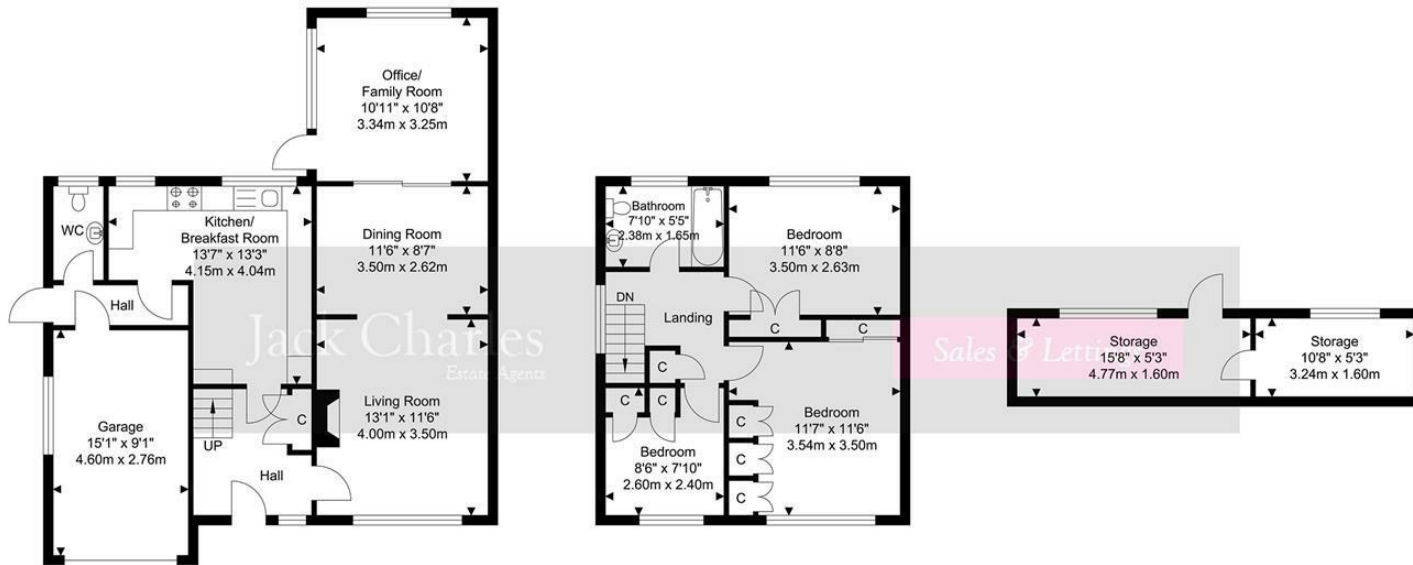
Sales & Lettings

- Detached House
- Dining Room
- Cloakroom

- Three Bedrooms
- Garden Room / Conservatory
- Garage & Parking

- Living Room
- L Shaped Kitchen
- Lovely 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.



Ground Floor
Approximate Floor Area
796.31 SQ.FT.
(73.98 SQ.M.)

First Floor
Approximate Floor Area
435.40 SQ.FT.
(40.45 SQ.M.)

Outbuilding
Approximate Floor Area
139.71 SQ.FT.
(12.98 SQ.M.)

TOTAL APPROX FLOOR AREA 1371.43 SQ.FT. (127.41 SQ. M.)
For Identification Purposes Only.



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		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 well presented detached three bedroom family home, arranged over two floors and offering versatile accommodation throughout, together with generous gardens, parking and useful additional storage space.

The principal accommodation comprises an entrance hall leading through to a comfortable living room with archway opening into the dining room, which in turn provides access to a useful garden room/study overlooking the rear garden.

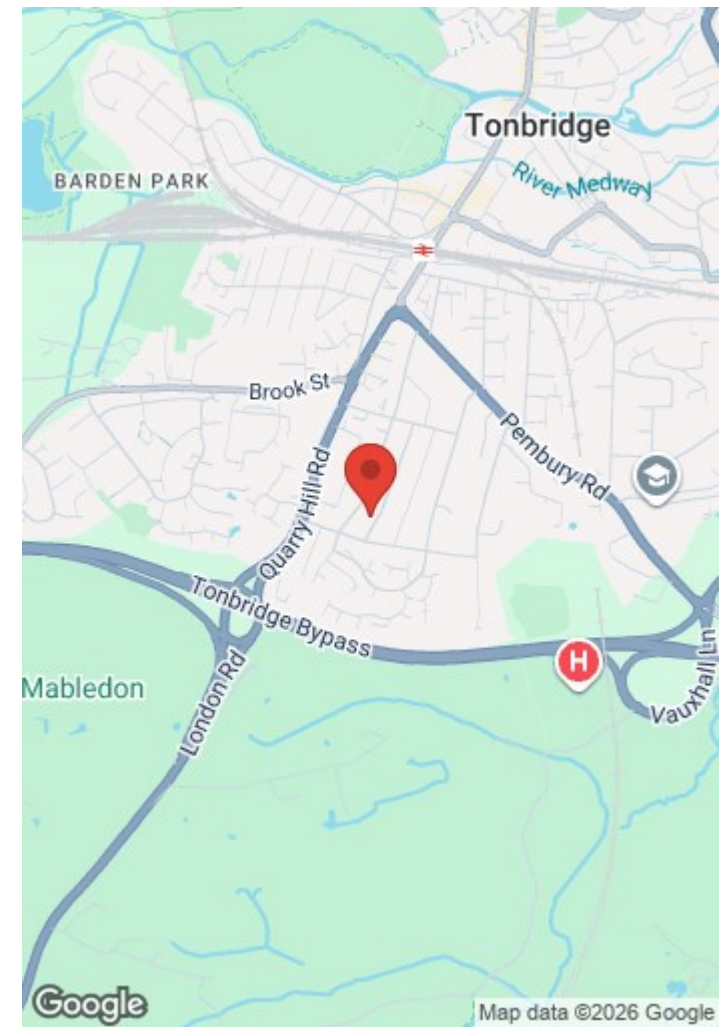
The kitchen is fitted in an L-shaped arrangement with a range of wall mounted units, cupboards and drawers, together with work surfaces incorporating space for freestanding appliances and room for a table and chairs. A side lobby provides access to the garden, cloakroom/WC and the single garage and to the first floor there are three bedrooms together with a family bathroom.

Externally, one of the standout features of the property is the generous rear garden. To the front there is an area of garden along with off road parking for one vehicle. The rear garden has a paved seating area immediately adjoining the property with steps leading down to the remainder of the laid to lawn garden, well stocked flower and shrub borders and a decked seating area to the rear.

A further noteworthy feature is the access to two integral storage rooms located beneath the property, ideal for general storage, workshop space, hobbies, a playroom or potential home office space, viewing is highly recommended in order to fully appreciate the space, versatility and excellent outside space this property has to offer.

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, 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

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