



84 Pembury Road, Tonbridge, TN9 2JG.

Asking price £269,950

Jack Charles  
Estate Agents

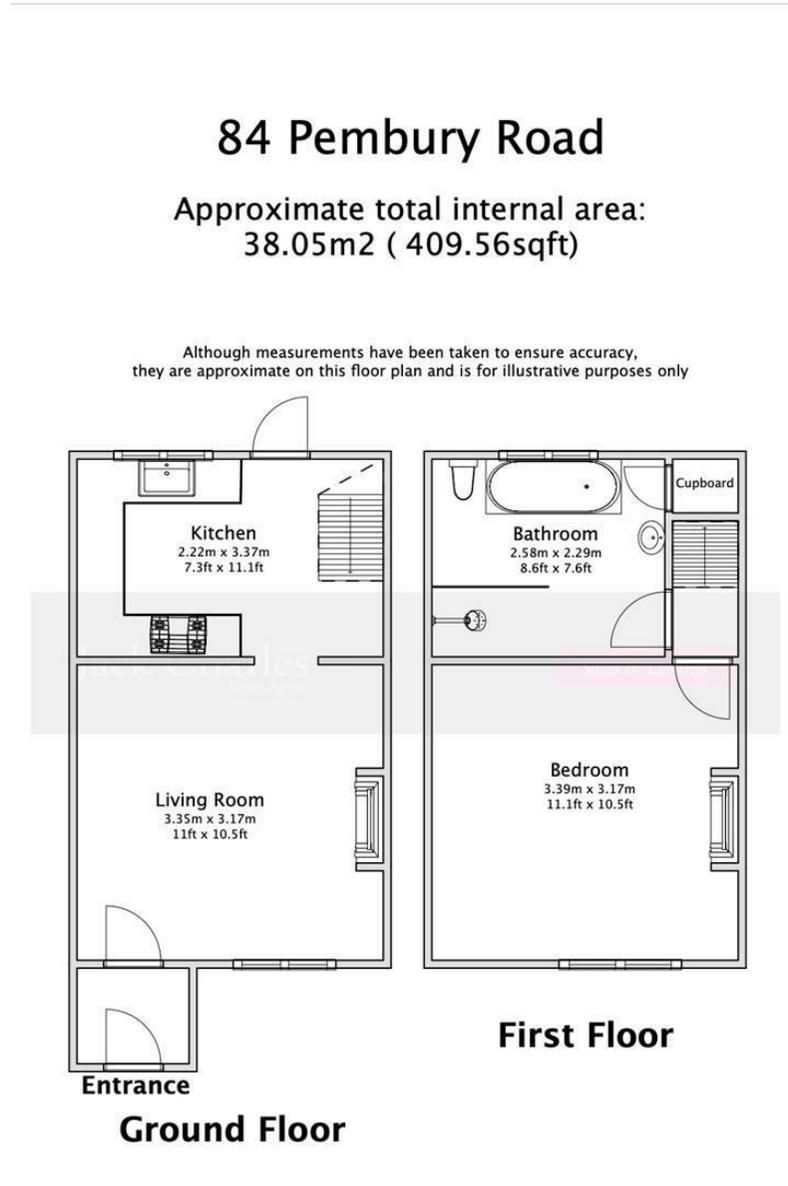
Sales & Lettings

- End Of Terrace Cottage
- Kitchen
- Beautiful Garden To Rear

- One Bedroom
- Spacious Luxury Bathroom
- Studio Room / Summer House

- Living Room
- Seperate Shower cubicle & Freestanding Bath
- Off Road Parking

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>51</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

Jack Charles are delighted to offer for sale this beautiful end of terrace traditional weatherboarded cottage dating from 1870, ideally situated close to the mainline station and High Street.

The property has been beautifully and sympathetically modernised and upgraded by the current owner. The accommodation comprises a good size porch leading into the sitting room, which features a cast iron gas fireplace, and a door to the kitchen which provides access to the garden via a traditional stable door and there is a staircase leading to the first floor.

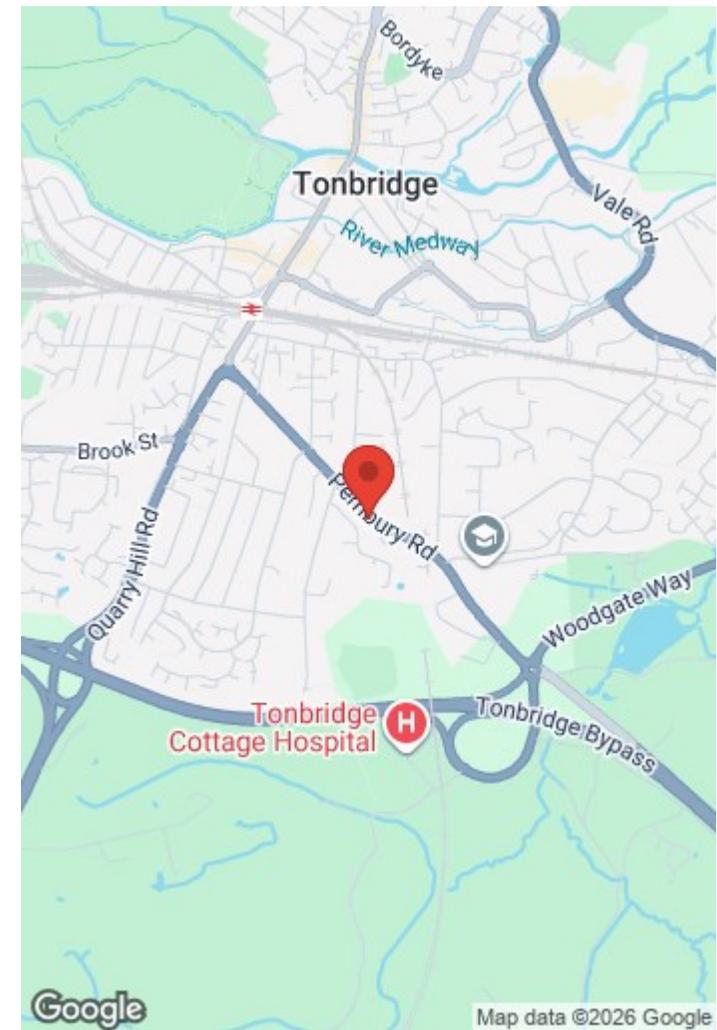
Upstairs there is a double bedroom to the front with a built in wardrobe. The bathroom has been renovated and replaced, it is also a generous size and features a white suite, including a separate walk in shower cubicle and a freestanding bath, together with hand basin and WC.

Outside to the rear there are steps leading up to a wonderful 150ft garden arranged over two tiers. The garden has been beautifully landscaped by the current owner and is predominantly laid to lawn with a variety of seating areas. It is well stocked with mature shrubs and has a garden shed and a super summer house at the very top providing power and light as well as offering lovely views over the roof tops.

To the front of the property there is a charming cottage garden planted with roses and lavender which, when in full bloom, complement the white picket fence. There is also off road parking for one car at the front of the cottage.

## 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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