



35 The Haydens, Tonbridge, Kent, TN9 1NS.

Guide Price £1,300,000 - £1,400,000

Jack Charles
Estate Agents

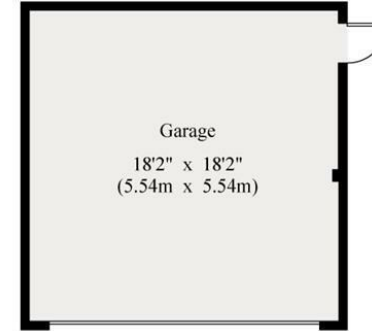
Sales & Lettings

- Detached House
- Family Bathroom
- Open Plan Kitchen / Breakfast Room
- Double Garage & Gardens
- Five Bedrooms
- Living Room
- Study
- Ensuite Dressing Room & Bathroom
- Dining Room
- Garden & Sep Utility Room

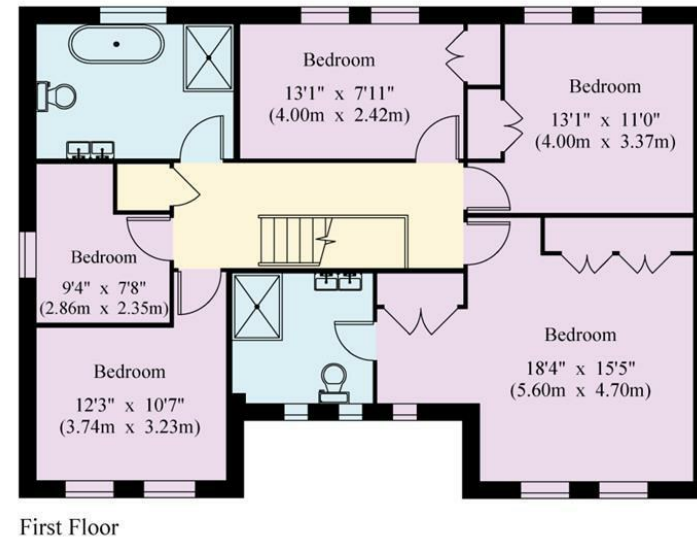
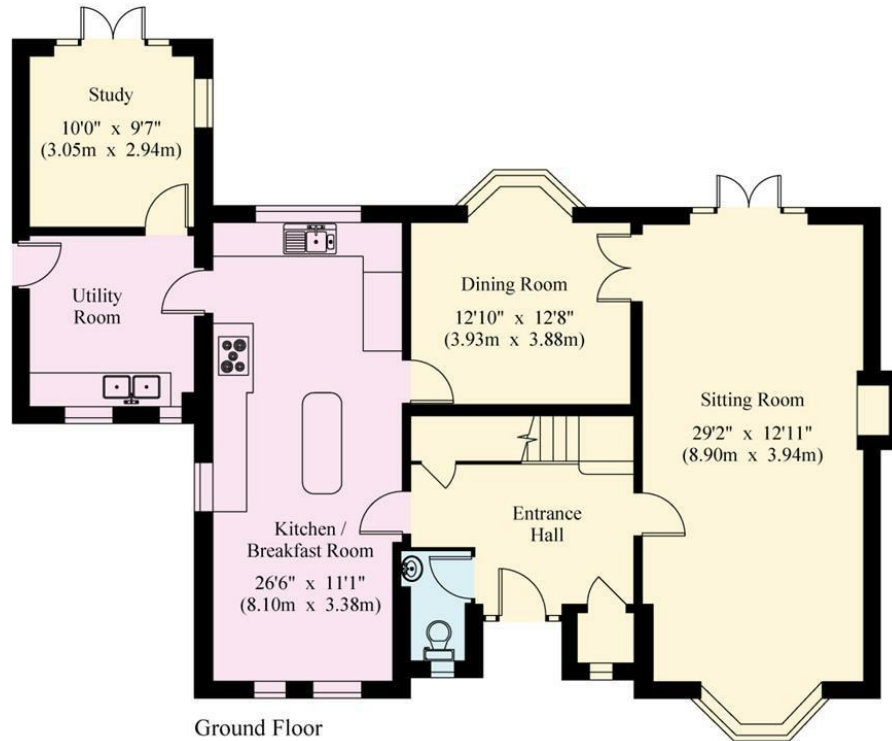
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

35 The Haydens

House - Gross Internal Area : 203.8 sq.m (2193 sq.ft.)
 Garage - Gross Internal Area : 30.5 sq.m (328 sq.ft.)



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	80	84
	EU Directive 2002/91/EC	



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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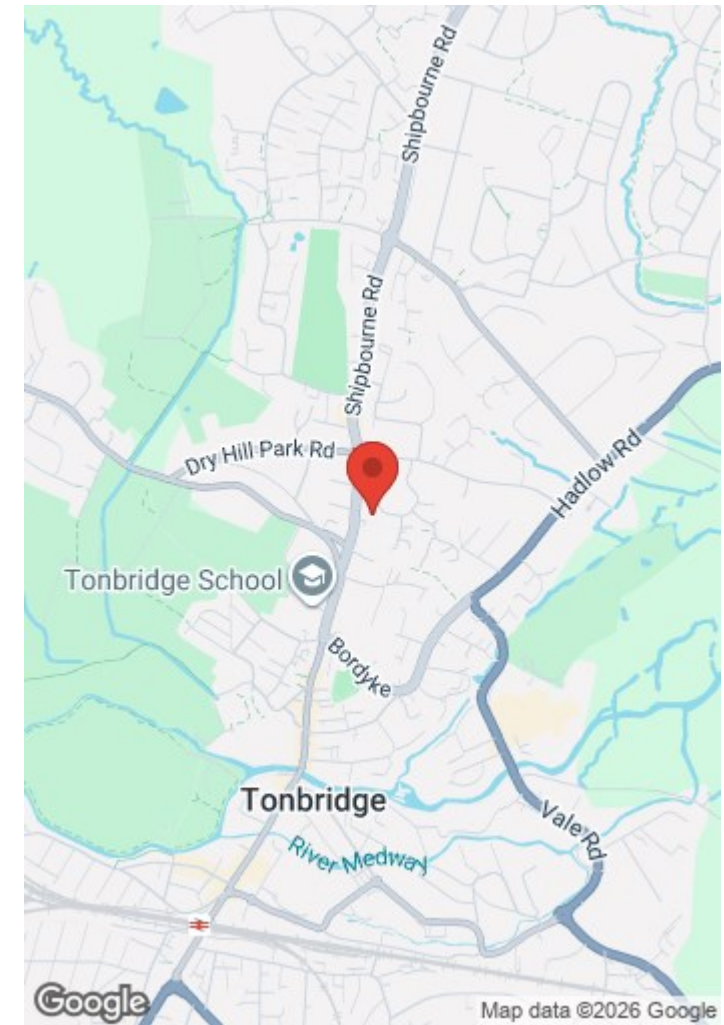
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To Be Sold

Jack Charles are delighted to offer for sale this wonderful detached family home situated in the favoured Haydens just off Yardley Park Road. This particular property has a super position within this cul-de-sac of equally stunning homes. Internally the property has well appointed accommodation which includes a reception hall, double aspect living room, dining room, study and a wonderful open plan kitchen / family room and separate utility room on the ground floor. To the first floor there are five bedrooms, ensuite dressing area and bathroom to the master bedroom and a family bathroom. Outside to the front there is a drive leading to a detached double garage, there is access to the side and rear gardens which are mainly laid to lawn with a paved terrace.

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 etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of 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 scale of education from Nursery to College and includes Grammar & Private schools such as the world-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).





Jack Charles
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Sales & Lettings

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