



35 Judd Road, Tonbridge, TN9 2NH.

Asking price £495,000

Jack Charles  
Estate Agents

Sales & Lettings



- Semi Detached House

■ Sitting Room

■ Utility Room
- Three Bedrooms

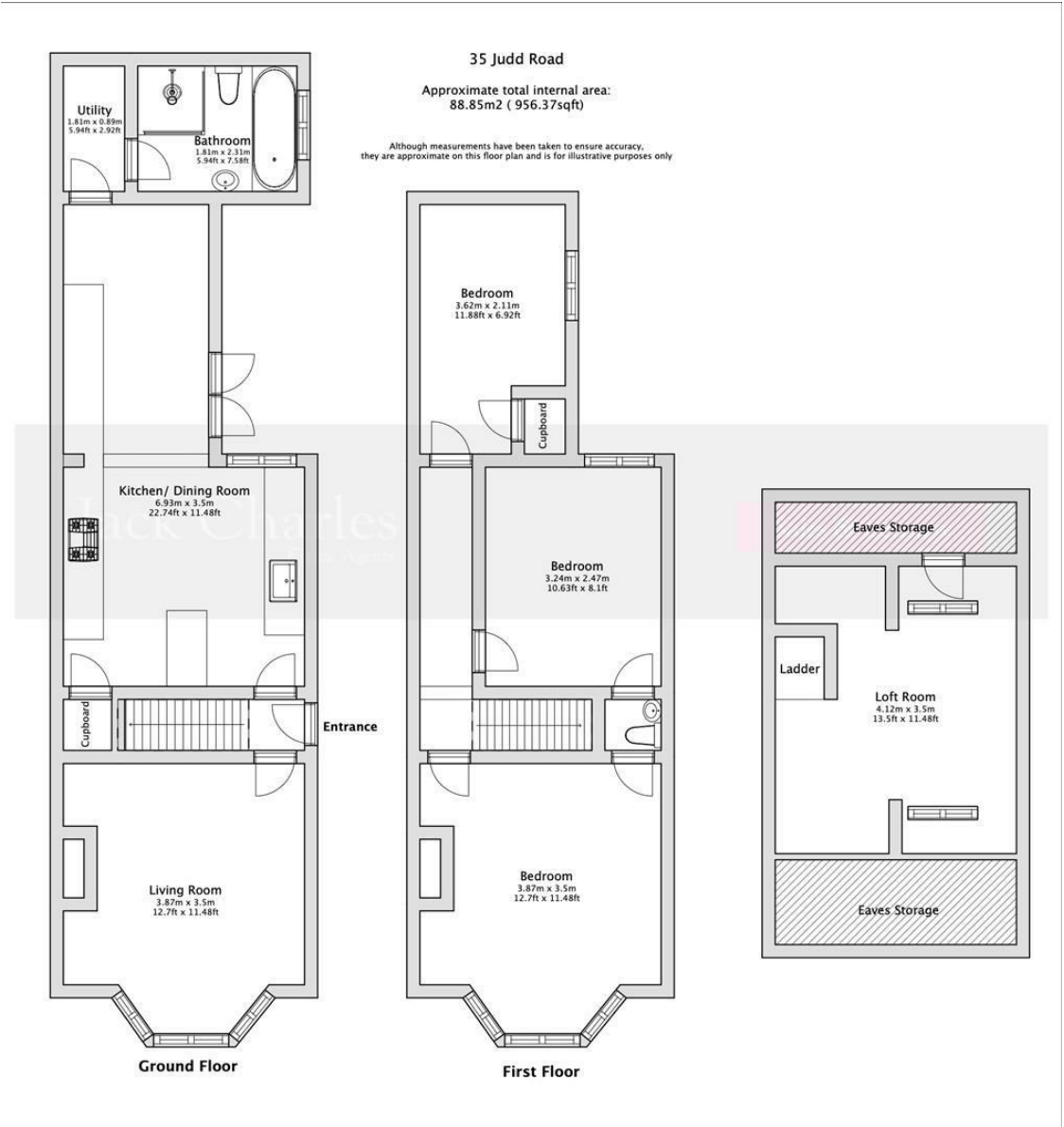
■ Kitchen/Dining Room

■ Bathroom
- Plus a Loft Room

■ Family Room/Study

■ Garden

**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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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

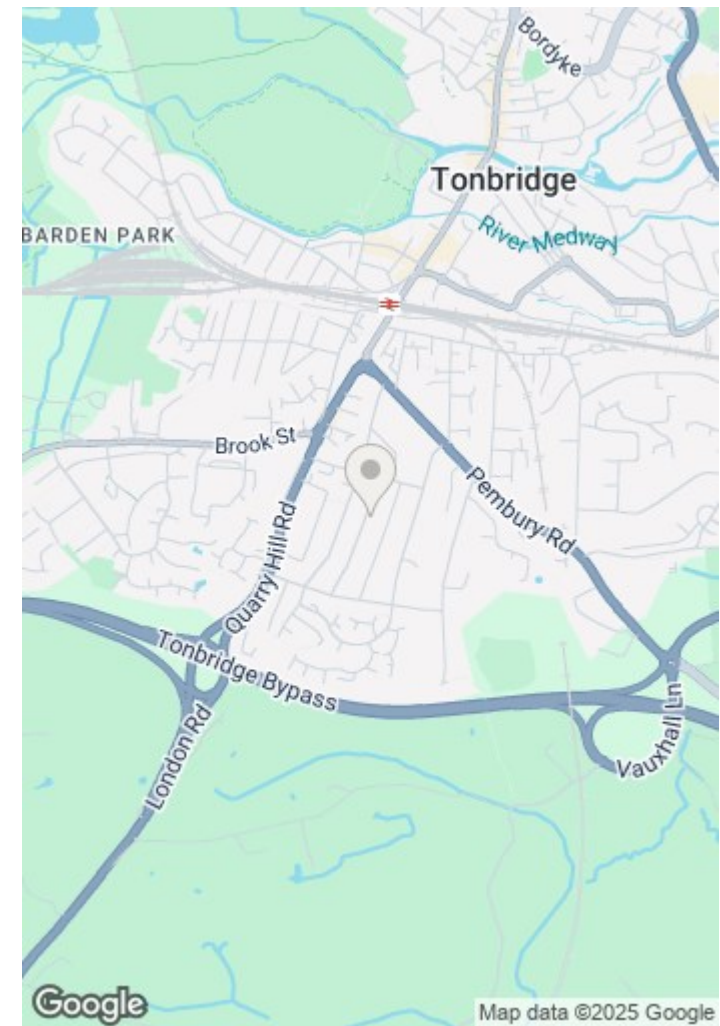
Jack Charles have the pleasure of offering this beautifully presented & extended semi-detached house situated in a sought-after location on the south side of town, close to the main line station, high street, local primary and secondary schools. The property offers scope for an official loft conversion given there is a loft room already accessed via a loft ladder. You enter the property through the side in to a small lobby were there are stairs to the first floor and doors to the kitchen / dining room and living room. The living room has a large bay window to the front and a Victorian feature fireplace. The kitchen / dining room is to the rear with an understairs cupboard, oak flooring and a range of units incorporating cupboards and drawers, worktops, breakfast bar and a square arch leading through to a very useful reception/family room with doors leading out to a side terrace, utility room and a ground floor bathroom with separate shower cubicle. To the first floor there are three double bedrooms and access to the a loft room via a loft ladder.

Outside there is a pretty garden to the rear with a paved terrace adjacent to the side of the house and steps up to the lawn and decked seating area.

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 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 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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