



1 The Gables ,Lyons Crescent, Tonbridge, TN9 1ES.

Guide Price £595,000

Jack Charles  
Estate Agents

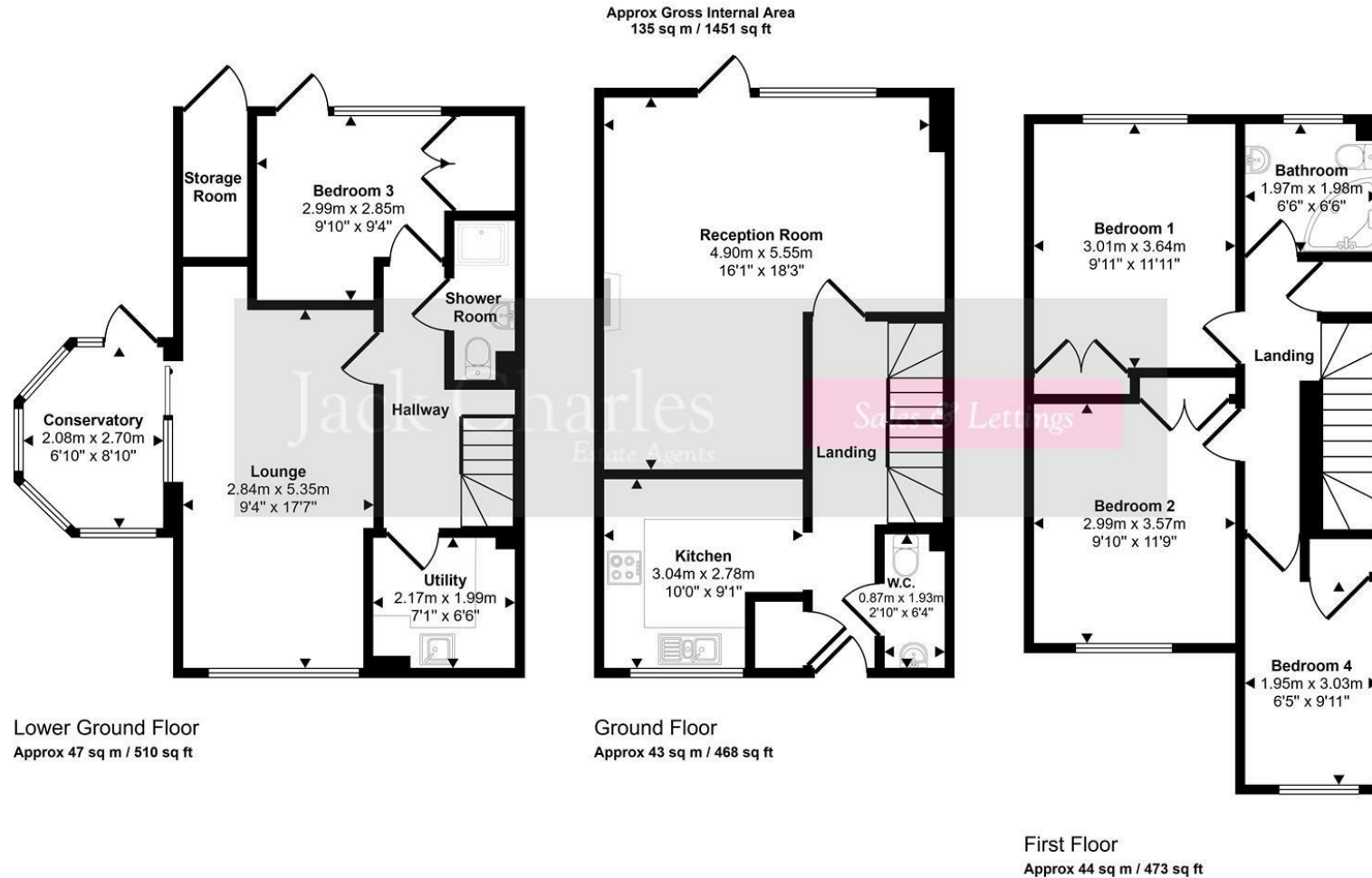
Sales & Lettings

- End Of Terrace
- Four Beds
- Family room

- Central Location
- Two Bathrooms
- Conservatory

- Parking
- Kitchen
- 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			
(81-91) B			82
(69-80) C		71	
(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	

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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## To Be Sold

Situated centrally in the heart of Tonbridge, this charming townhouse on Lyons Crescent has been extended and offers no forward chain. It presents an excellent opportunity for families or anyone seeking generous living space with superb convenience.

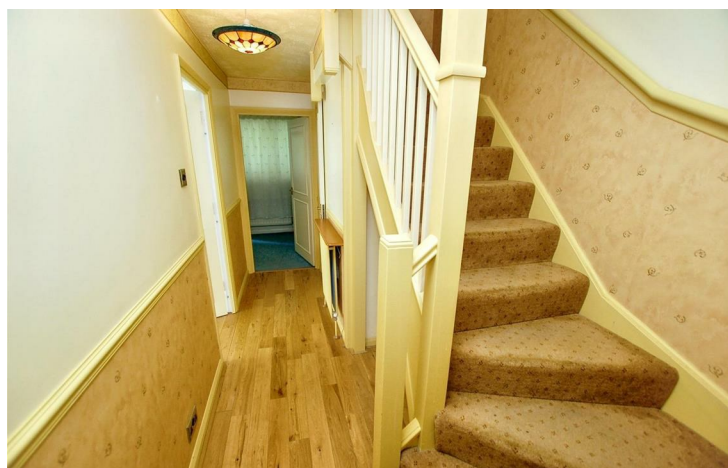
You enter via the first floor into a welcoming hall with stairs leading to all levels. The kitchen sits to the front, while the lovely lounge and dining room enjoys a peaceful aspect to the rear, with steps leading directly down to the garden. The second floor provides three well proportioned bedrooms and a family bathroom. The lower ground floor offers fantastic versatility with an additional bedroom, further reception room and conservatory along with a shower room.

Outside, the garden is a real bonus, featuring a paved terrace and a mature garden.

A major highlight of this home is its prime central location, placing you within easy walking distance of Tonbridge station and the vibrant High Street. Whether commuting or enjoying the local amenities, everything is right on your doorstep.

## 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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