



313 Shipbourne Road, Tonbridge, TN10 3ER.

Offers in excess of £475,000

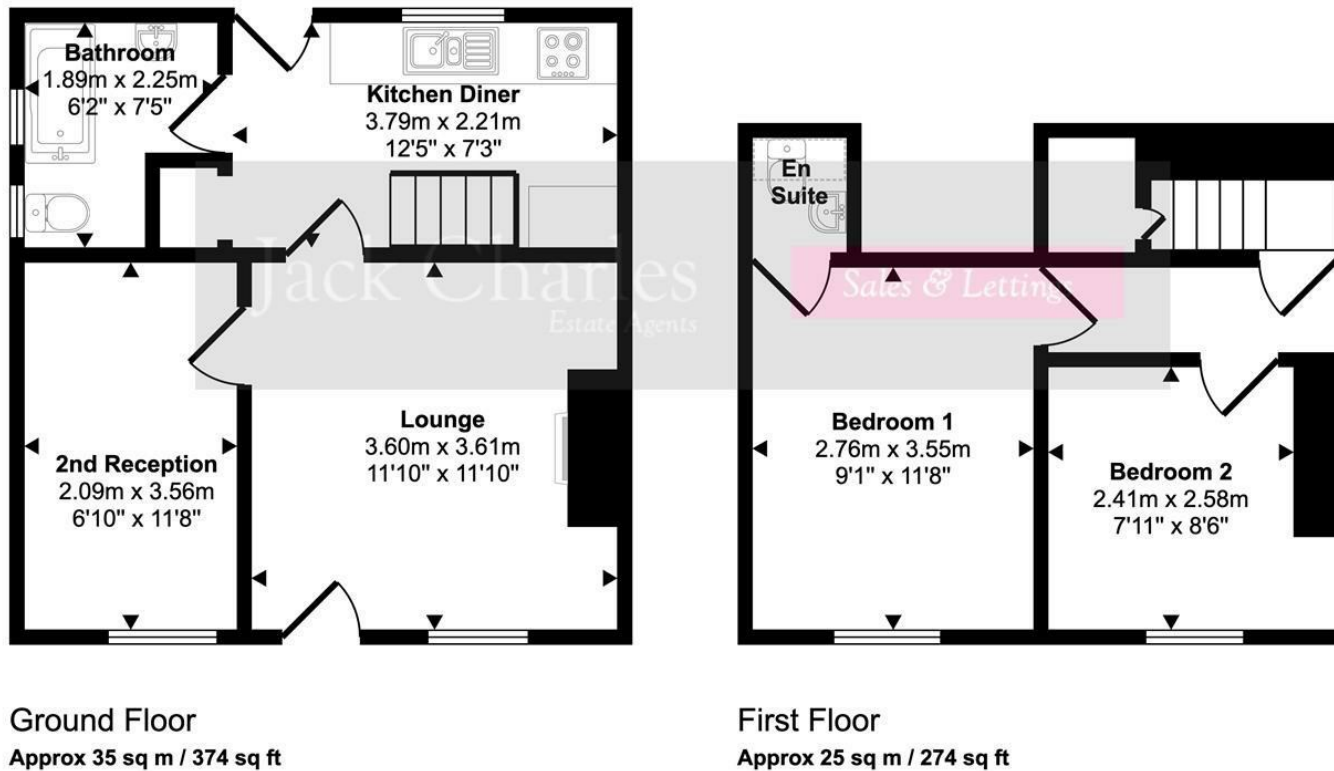
Jack Charles  
Estate Agents

Sales & Lettings

- Refurbished Cottage
- Planning for 3rd Ensuite Bedroom
- Kitchen
- Two Bedrooms
- Large Plot & Gardens
- Ensuite Wc
- Two Reception Rooms
- Potential for Open Garage STPP
- Popular Location

**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.

**Approx Gross Internal Area**  
60 sq m / 648 sq ft



⋮ Denotes head height below 1.5m

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

Jack Charles are delighted to offer this fully refurbished two bedroom semi detached home, presented to an exceptional standard throughout and ready for immediate occupation.

There is also planning to extend to create a third ensuite ground floor bedroom.

Situated on a popular residential road, the property is conveniently located for local shops and amenities, with the open green spaces of Longmead Sports Ground nearby. Tonbridge mainline station provides excellent transport links.

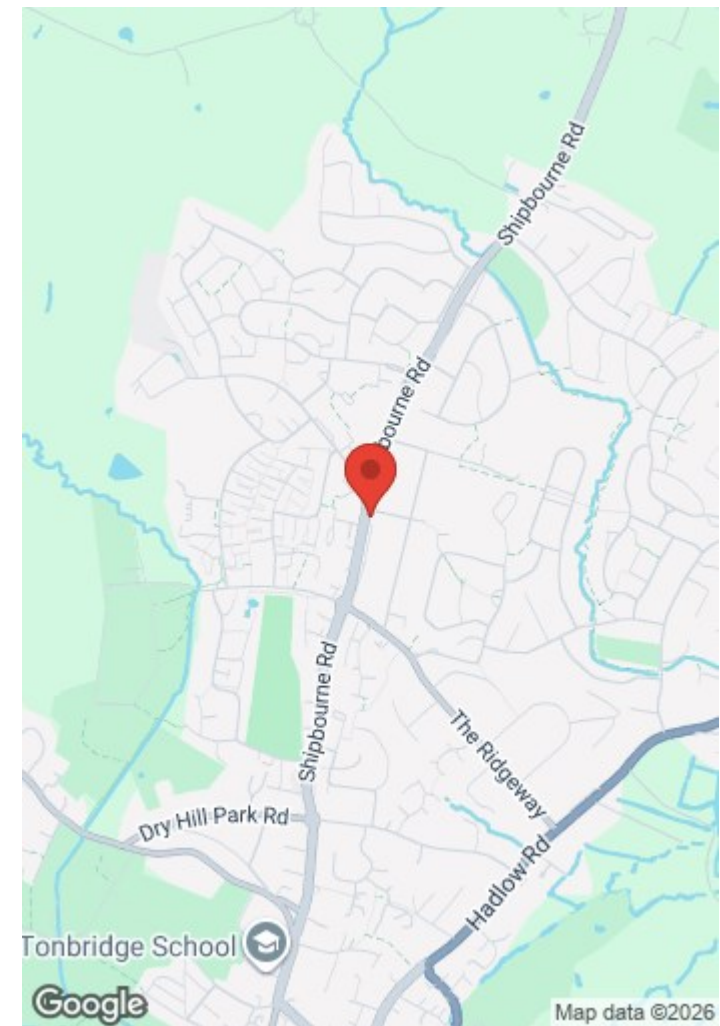
Internally, the property has been completely renovated to a high specification, offering stylish and well balanced accommodation across two floors. The ground floor comprises two versatile reception rooms, one of which could be a 3rd bedroom, there is a modern fitted kitchen, a contemporary bathroom suite. To the first floor, there are two well proportioned bedrooms one with an ensuite WC.

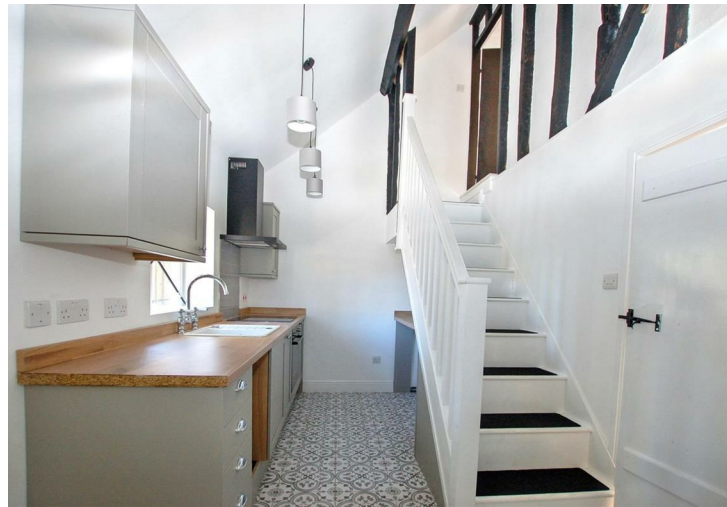
Externally, the property benefits from front side and rear gardens which have been cleared, creating a blank canvas for a new owner. There is significant potential, subject to the necessary planning permissions, to introduce a sweeping driveway, open garage, and landscaped gardens, allowing a purchaser to design and personalise the outside space to their own taste.

An excellent opportunity to acquire a turn key home with further scope to enhance externally.

## 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).





**Jack Charles**  
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