



17 Newton Avenue, Tonbridge, TN10 4RR.

Guide Price £500,000 - £525,000

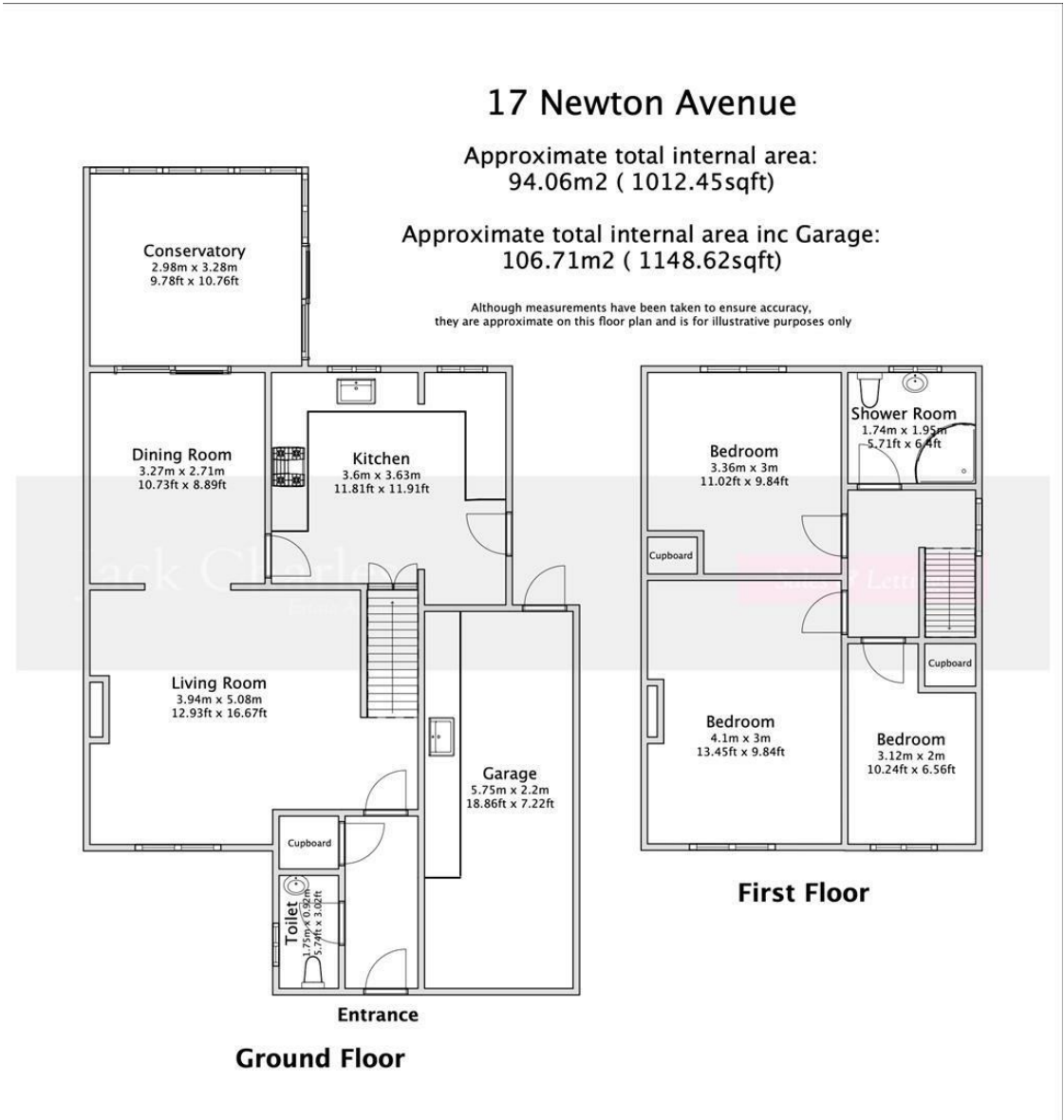
Jack Charles  
Estate Agents

*Sales & Lettings*



- Semi Detached House
  - Lounge
  - Lovely front & Rear Gardens
- Three Bedrooms
  - Dining Room & Conservatory
  - Garage & Parking
- Cloakroom/WC
  - Kitchen / Breakfast Room
  - Viewings Are Recommended

**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		84
(81-91) B		
(69-80) C	69	
(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	

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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 are delighted to offer for sale this delightful semi-detached house which offers a perfect blend of comfort and convenience. Built in 1964, this extended three-bedroom home has been thoughtfully designed to cater to modern family living.

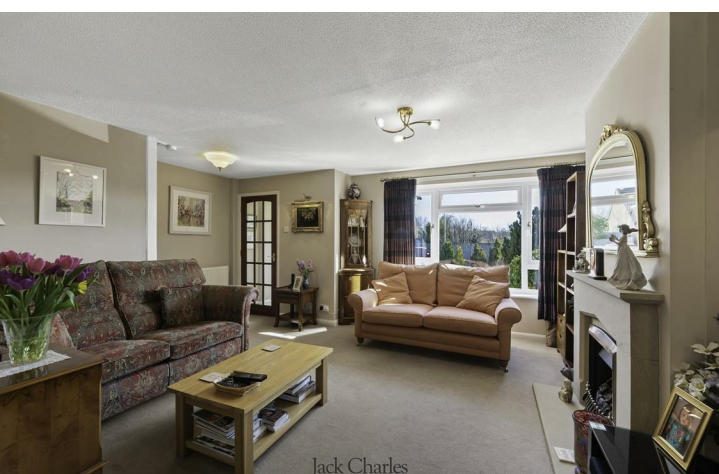
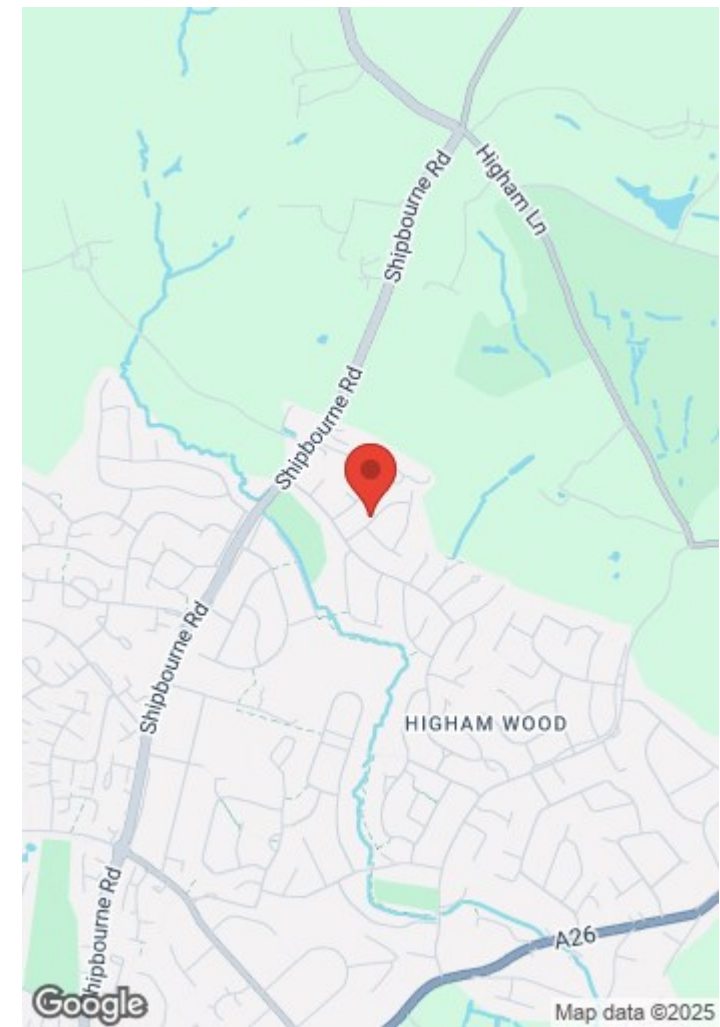
Upon entering, you are welcomed into a small lobby that leads to a cloaroom/WC and a spacious lounge that provides an inviting atmosphere for relaxation and entertainment. Adjacent to the lounge is a separate dining room, that leads to the conservatory and a well-appointed kitchen/breakfast room.

To the first floor are three bedrooms and a bathroom and loft space. Outside there is a lovely rear garden which is lawned with flower and shrub borders and to the front it also benefits from a good sized lawned garden, garage and a driveway, providing ample parking.

The situation is also an advantage as its a popular area, conveniently located near local schools and local amenities making it an excellent choice for families.

## 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).







**Jack Charles**  
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