



219 Hadlow Road, Tonbridge, Kent, TN10 4LP

Guide Price £875,000

Jack Charles  
Estate Agents

Sales & Lettings

- Detached House
- Kitchen / Breakfast Room
- Front & Rear Gardens
- Detached Family Home

- Four / Five Bedrooms
- Utility room
- Ample Parking

- Three / Four Reception rooms
- Three Bathrooms
- 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 2024 sq. ft / 188.0 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

#### Important Notice:

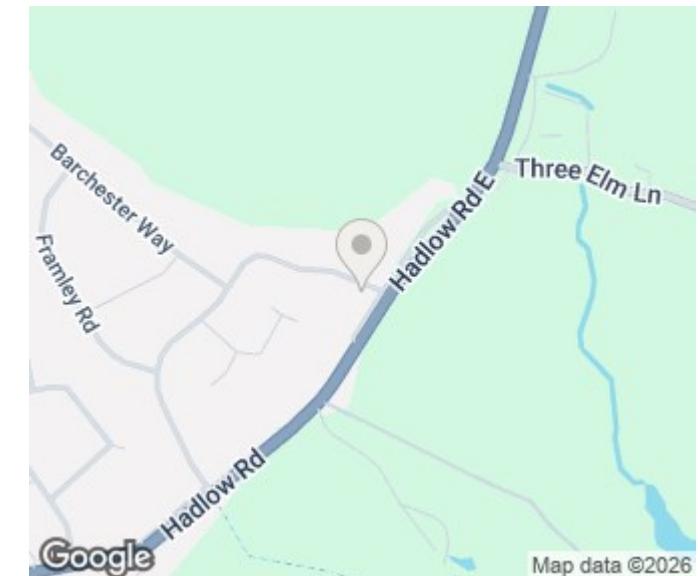
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles 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 well proportioned detached family home offers modern, bright and versatile accommodation. On the ground floor the spacious entrance hall leads to a variety of rooms including a reception room offering great flexibility as to how its used, it leads through to a kitchen / breakfast room which in turn leads to a sitting room which centres around a limestone fireplace with gas fire, and provides access and an outlook to the rear garden. The kitchen / breakfast room is fitted with a comprehensive range of wall and base cupboard, granite work surfaces, modern appliances including a range cooker, microwave, dishwasher and fridge/freezer, there is a slate tiled floor with under floor heating, a separate utility room space for a washing machine and tumble dryer and also provides a rear access door. To complete the ground floor there are two bedrooms or further reception rooms and an adjacent shower room. To the first floor there is a master bedroom with en suite shower, 2 further bedrooms, both with fitted wardrobes and a family bathroom. Outside the property is approached over a driveway providing ample parking and a front lawn with a well established border. To the rear is a delightful garden which is 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).



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		71	
EU Directive 2002/91/EC		59	





**Jack Charles**  
*Estate Agents*

**Sales & Lettings**

Castle Lodge  
Castle Street, Tonbridge  
Kent, TN9 1BH  
Tel: (01732) 75 75 80  
E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)

