



29 Newton Avenue, Tonbridge, Kent, TN10 4RR.

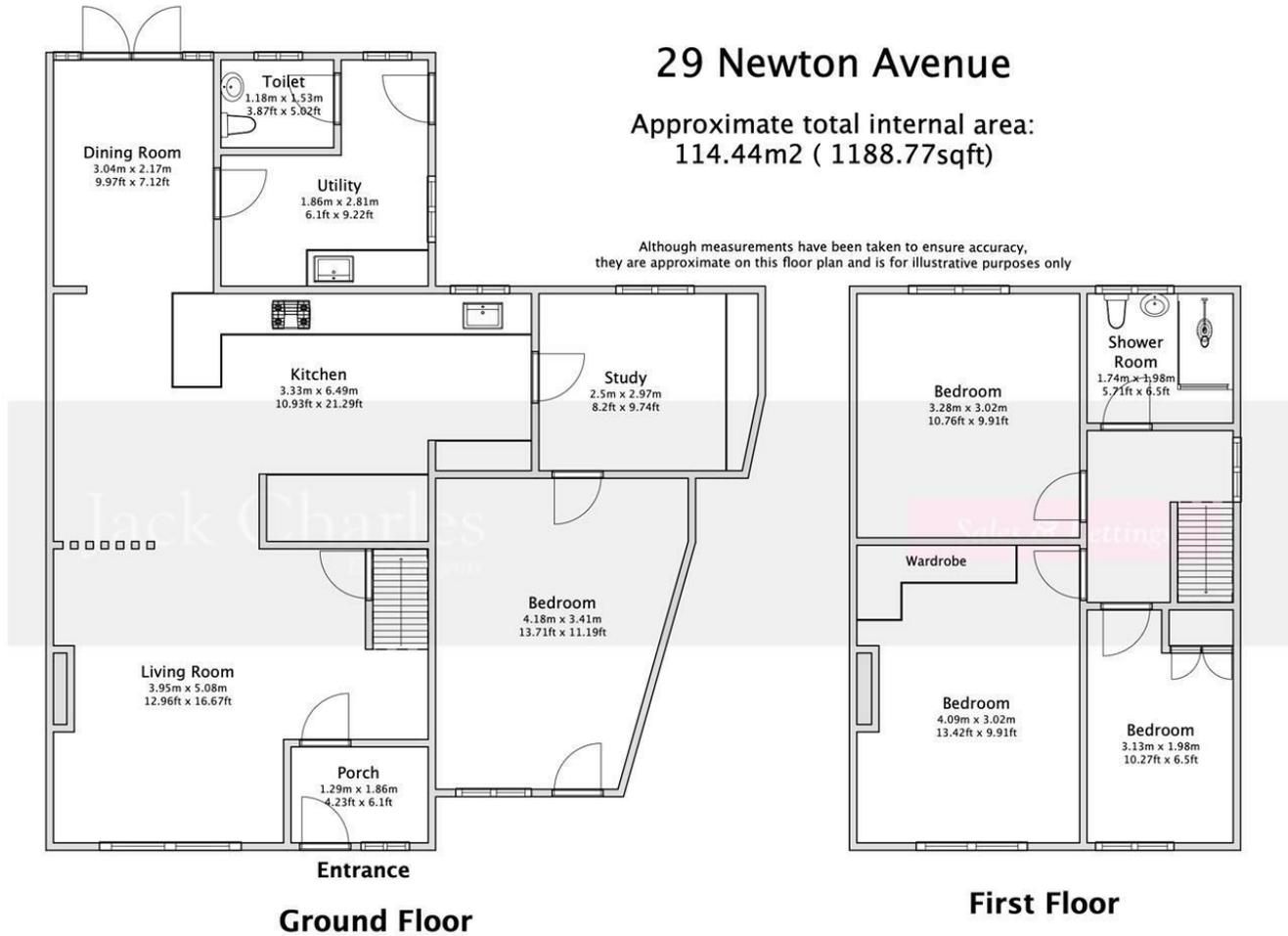
Guide Price £550,000 - £575,000

Jack Charles  
Estate Agents

Sales & Lettings

- 4 spacious bedrooms
- Ground floor bedroom 4
- Wider-than-average garden
- Viewing recommended
- Extended semi detached house
- Living room
- Ample off-road parking
- L-shaped kitchen / dining room
- Study
- Close to Woodlands Primary

**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) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  | 68                      | 74        |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

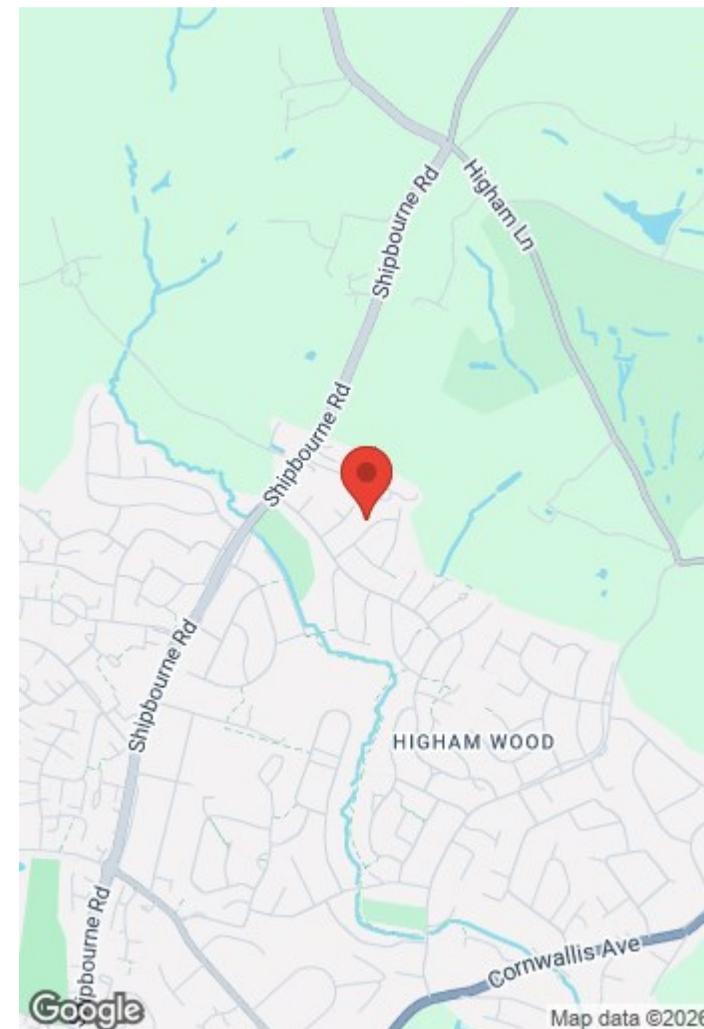
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## To Be Sold

Jack Charles are delighted to offer this beautifully presented and extended four-bedroom semi-detached home, situated in the sought-after location of North Tonbridge, close to Woodlands Primary School. Upon entering the property, you are welcomed into an entrance hall which in turn leads through to a spacious open-plan living room. An opening flows through to a gorgeous L-shaped kitchen and dining room, fitted with integrated appliances and designed for modern family living. From the dining area, a door provides access to a utility room, which in turn offers access to a ground floor cloakroom. A further door from the kitchen leads through to a study area, which then continues into the ground floor fourth bedroom, making this space ideal for guests, home working, or multigenerational living. To the first floor, there are three well-proportioned bedrooms and a family shower room. Externally, the property benefits from ample off-road parking to the front, while to the rear there is a wider-than-average garden, due to the shape of the plot, featuring a low maintenance garden perfect for entertaining and outdoor dining.

## 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).



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