



23 Stainer Road, Tonbridge, TN10 4DU

Guide Price £610,000 - £625,000

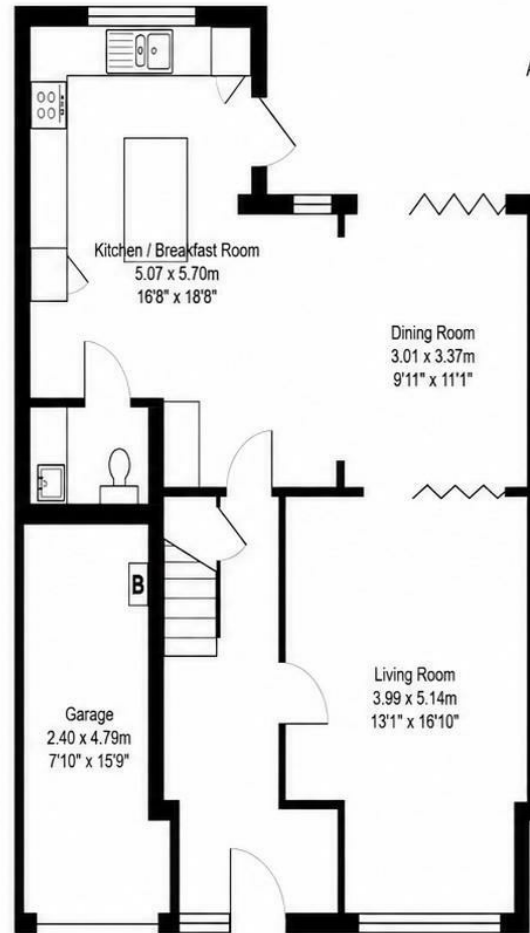
Jack Charles  
Estate Agents

Sales & Lettings

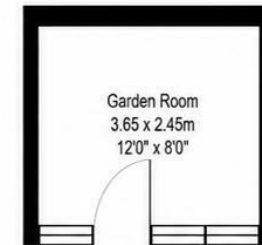
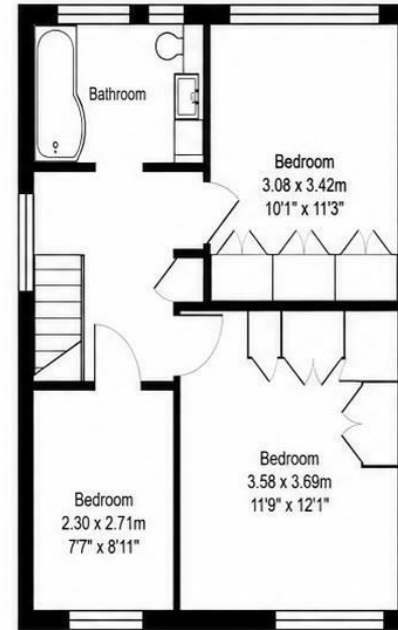
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**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Semi Detached
- Three Bedrooms
- Open Plan Kitchen / Dining Room
- Living Room
- Utility Cloakroom
- Home Office / Summer House
- Driveway
- Garage
- Viewings Recommended



Total Area: 131.8 m<sup>2</sup> ... 1419 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



(Not shown in actual location)  
Area: 8.9 m<sup>2</sup> ... 96 ft<sup>2</sup>

**Jack Charles**  
Estate Agents

Sales & Lettings

191 High Street  
Tonbridge  
Kent TN9 1BX  
Tel: (01732) 75 75 80

30 London Road  
Sevenoaks  
Kent TN13 1AP  
Tel: (01732) 678 678

6 London Road  
Tonbridge Wells  
Kent TN11 1DQ  
Tel: (01892) 621 721

E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)

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## To Be Sold

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Jack Charles are delighted to offer to the market this beautifully presented three bedroom family home, situated in the sought after North Tonbridge area, conveniently located for Woodlands Primary School, local amenities and excellent bus routes.

The property offers bright and spacious accommodation throughout, featuring a welcoming entrance hall, a comfortable sitting room and an impressive open plan kitchen/dining room fitted with Quartz worktops, integrated appliances and bi fold doors opening onto the rear garden. A useful utility cloakroom completes the ground floor.

To the first floor are three well proportioned bedrooms, two of which benefit from fitted wardrobes, together with a modern family bathroom.

Externally, the property enjoys a driveway providing off road parking for two vehicles, a garage with electric door and an attractive rear garden with patio, lawn and established borders. A versatile home office/summerhouse with power and heating provides an ideal space for home working or additional leisure use.

An early viewing is highly recommended to fully appreciate the quality and location of this excellent family home.

## 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).



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		EU Directive 2002/91/EC	

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