



65 Redbud Road, Tonbridge, TN9 1FX.

Guide Price £500,000 - £525,000

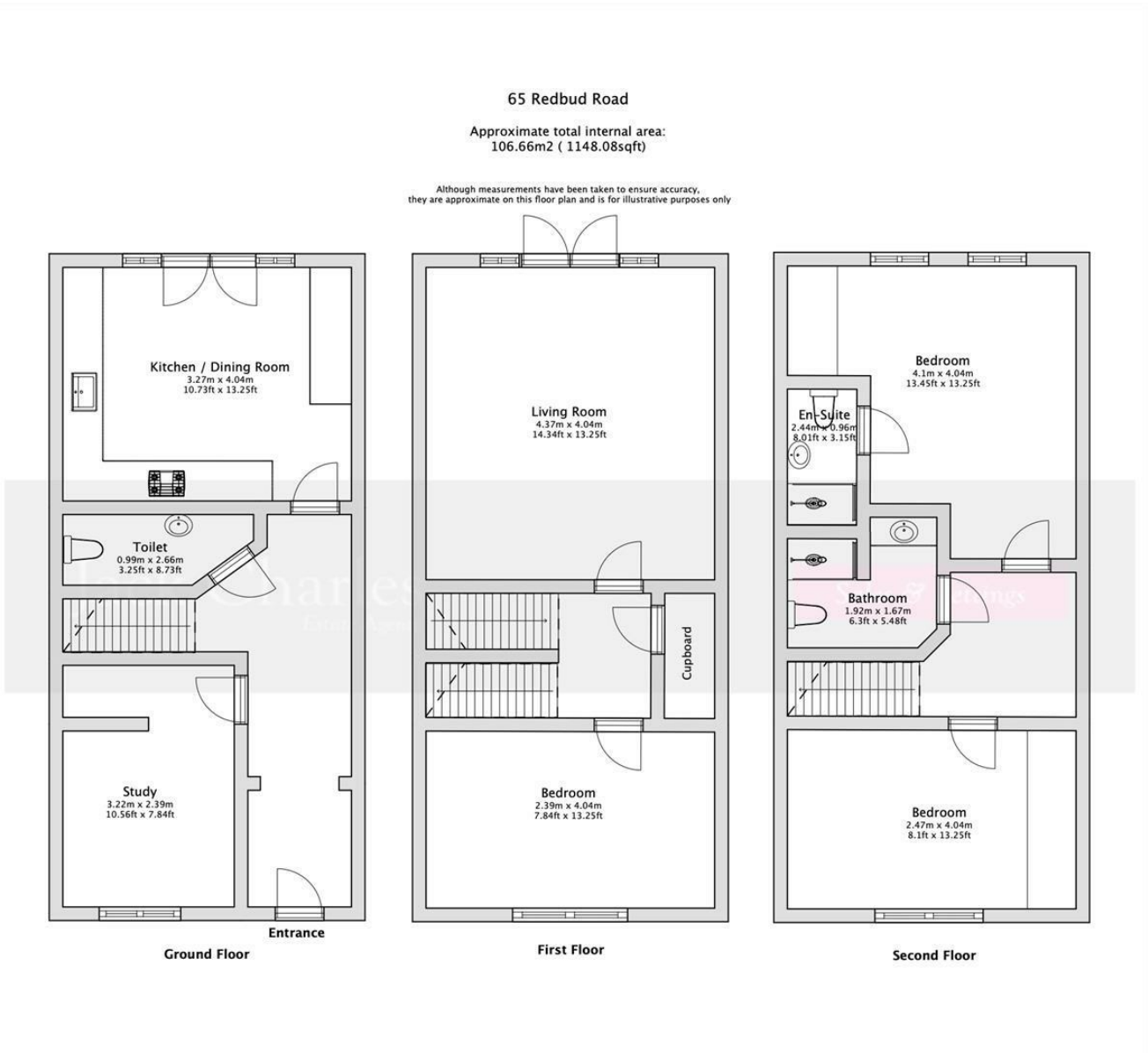
Jack Charles  
Estate Agents

Sales & Lettings



- River View Town House
  - Kitchen / Dining Room
  - Parking
- Refurbished To A High Standard
  - Living Room
  - Large Decked Terraced Overlooking River
- 3/4 Bedrooms
  - Ensuite & Family Bathroom
  - Highly Desirable Development

**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		90
(81-91) B		80
(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	

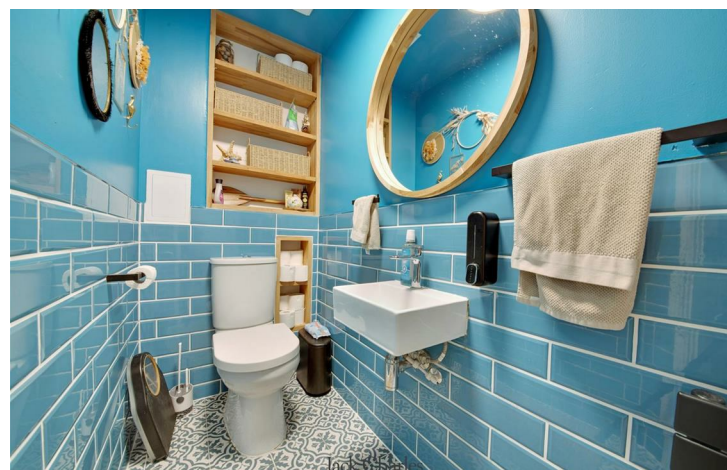
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## To Be Sold

Jack Charles have the pleasure of offering this beautifully presented and much improved semi detached town house, situated in a relatively new development in the heart of Tonbridge. One of the most stunning aspects of the property is the south facing views over the river that can be appreciated from all the rear rooms and the garden. Internally the accommodation comprises entrance hall, cloakroom, reception room / occasional guest room, fitted kitchen / breakfast room which opens out onto a raised decking area. To the first floor there is a bedroom and a living room with a Juliette balcony and views over the river. To the second floor are two bedrooms ensuite and a family bathroom. Outside the property has low maintenance outdoor space, with a a small courtyard area to the front and an allocated parking space and to the rear there is a south facing garden with a wonderful raised decking area enclosed by cast iron balustrade with glass panelling with great views overlooking the river and communal grounds.

## 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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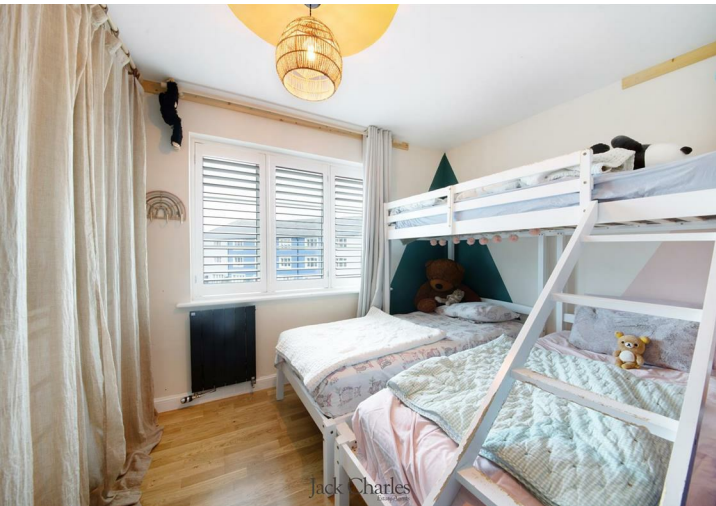
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