



26 Cherwell Close, Tonbridge, TN10 3TH.

Jack Charles
Estate Agents

Asking price £395,000

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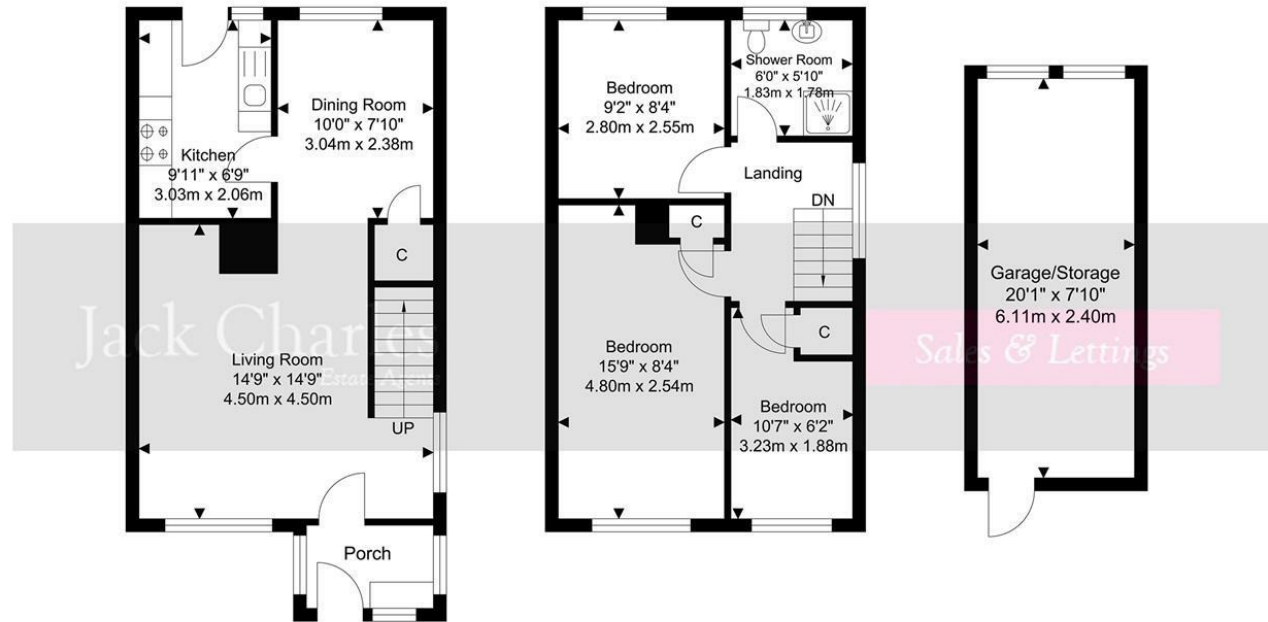
Sales & Lettings

- Semi Detached House
- Dining Room
- Rear Garden

- Three Bedrooms
- Living Room
- Parking

- Kitchen
- Family Bathroom
- Viewings 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.



Ground Floor
Approximate Floor Area
398.15 SQ.FT.
(36.99 SQ.M.)

First Floor
Approximate Floor Area
369.52 SQ.FT.
(34.33 SQ.M.)

Outbuilding
Approximate Floor Area
157.79 SQ.FT.
(14.66 SQ.M.)

TOTAL APPROX FLOOR AREA 925.48 SQ.FT. (85.98 SQ. M.)
For Identification Purposes Only.



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	

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 present this semi detached house situated to the North of Tonbridge, within easy reach of local amenities, schools and transport links. The property is well presented and offers a spacious and versatile layout internally.

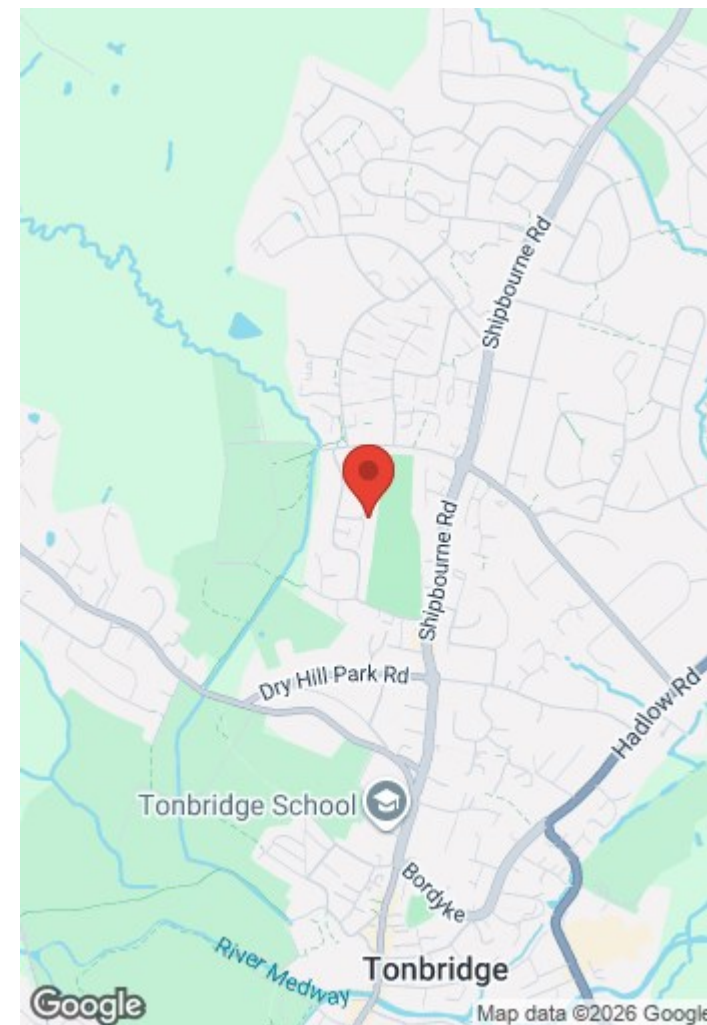
The property offers a useful entrance porch which leads into a large reception room to the front, dining room and a kitchen with doors opening onto a generous rear garden. To the first floor are three well proportioned bedrooms and a family bathroom.

The property enjoys a garden to the rear as well which is mainly laid to lawn with a generous patio area ideal for entertaining. To the front, there is a spacious driveway providing off-road parking for several vehicles.

Viewings are recommended.

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).





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