



Ground Floor Flat 133 Estridge Way, Tonbridge, TN10 4JU

Guide Price £390,000 - 425,000

Jack Charles
Estate Agents

Sales & Lettings

- Ground Floor Flat
- Sperate Kitchen
- Garage & Parking

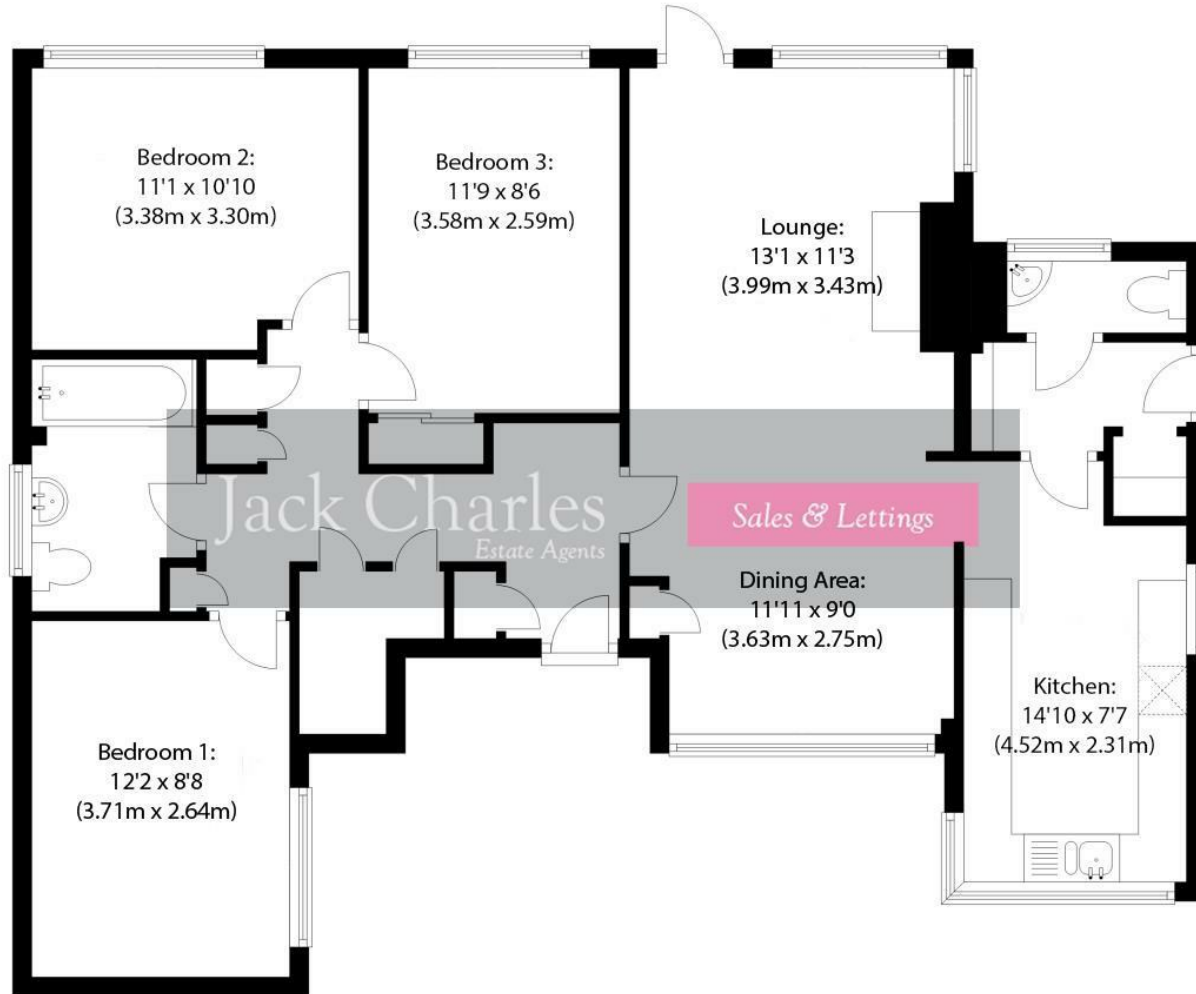
- Three Double Bedrooms
- Cloakroom/WC
- Large Lawned Garden

- Lounge / Dining Room
- Family Bathroom
- 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.

Ground Floor

Approx. 86.4 sq. metres (929.9 sq. feet)



Energy Efficiency Rating		
	Current	Target
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(59-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	71

EU Directive 2002/91/EC

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To Be Sold

Jack Charles are delighted to offer for sale this superbly appointed and well presented three bedroom Ground Floor Flat situated in a desirable area of Tonbridge. The property benefits from its own entrance and has a share of the freehold. It also has a magnificent garden to the rear which is predominately laid to lawn.

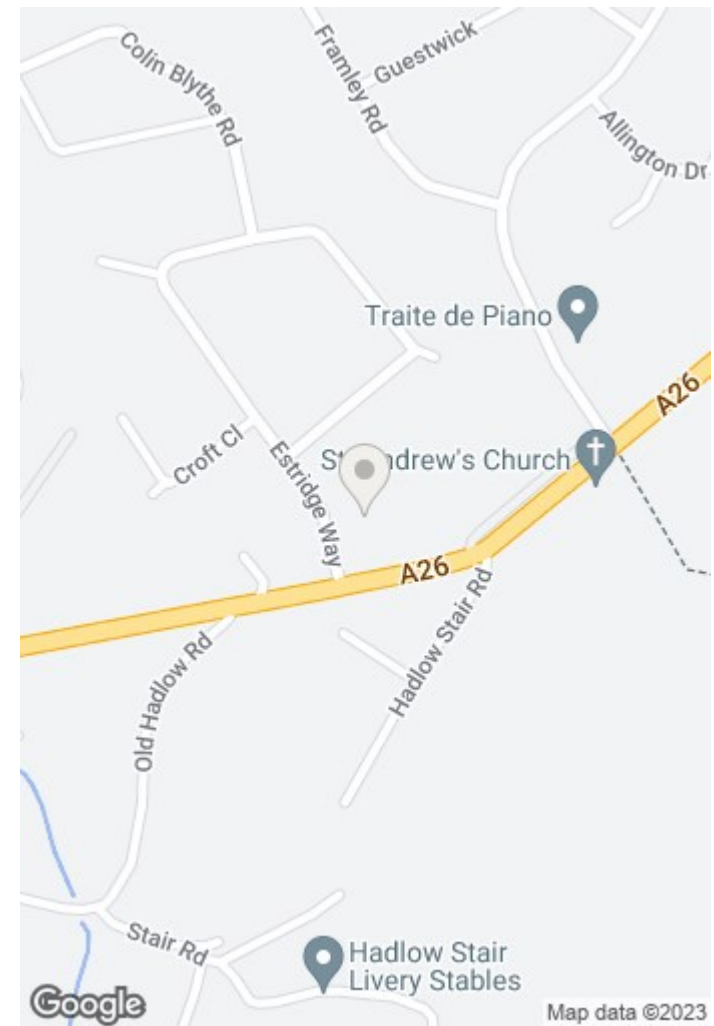
Inside, this three bedroom flat benefits from a spacious hallway, double aspect lounge / dining room, separate kitchen, small utility area with side access and a door to the cloakroom / WC. There are three double bedrooms and a family bathroom. Outside the rear garden is beautifully landscaped with a paved terrace adjacent to the property and a further paved terraced

to the rear of the garden with a summer house with power, the remainder is extensively lawned with colourful flower and shrub borders, there is also a log store with power and a potting shed. To the front there is a large part shared drive access to the rear and a garage with power and light.

Viewings are strongly 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 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).





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