



48 Estridge Way, Tonbridge, Kent, TN10 4JX

Guide Price £525,000 - £550,000

Jack Charles
Estate Agents

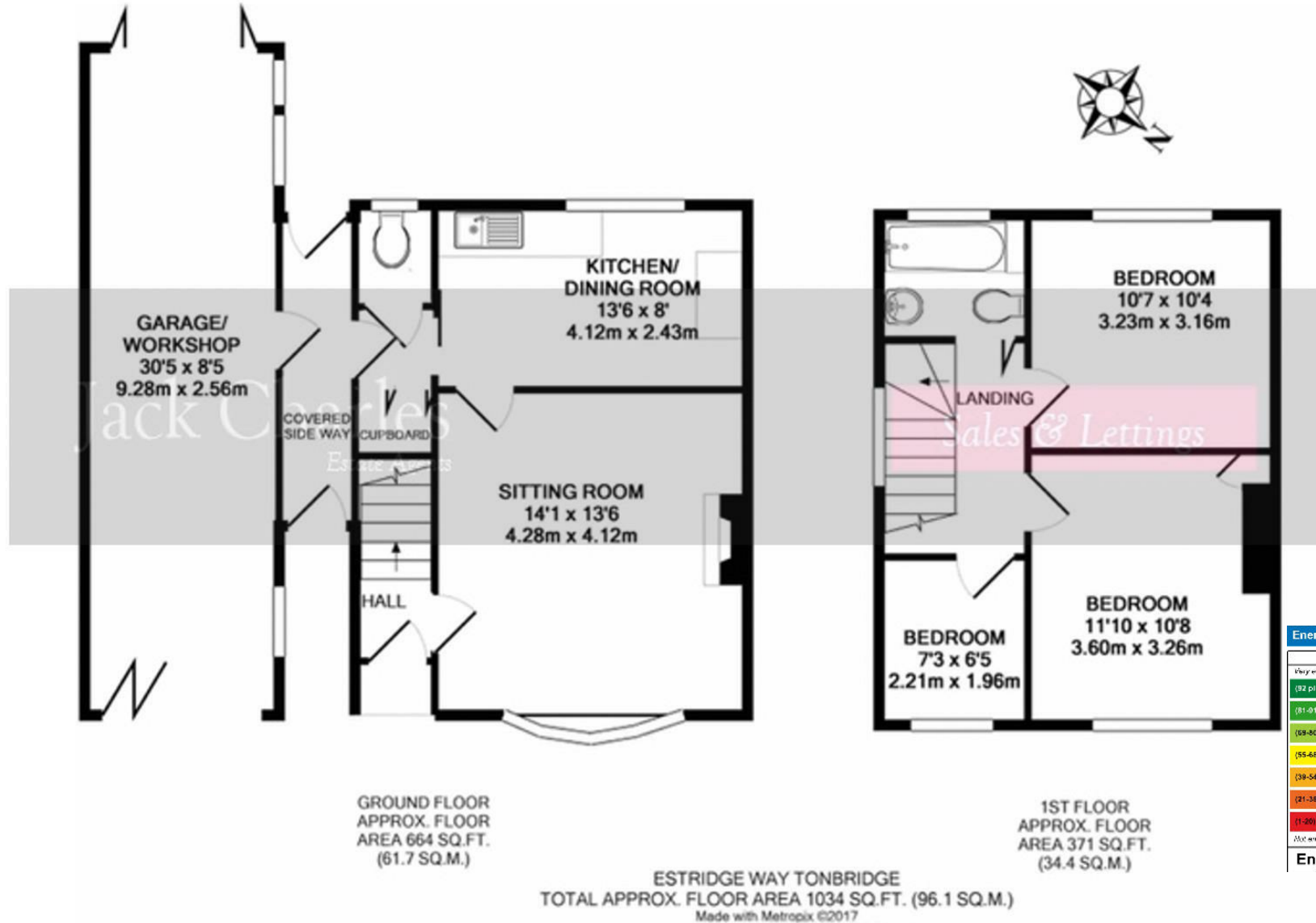
Sales & Lettings

- Guide £525,000-£550,000
- Scope For Expansion STPP
- Cloakroom

- Three Bedrooms
- Living Room
- Garage & Large Garden

- Semi Detached House
- Kitchen
- Parking

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.



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To Be Sold

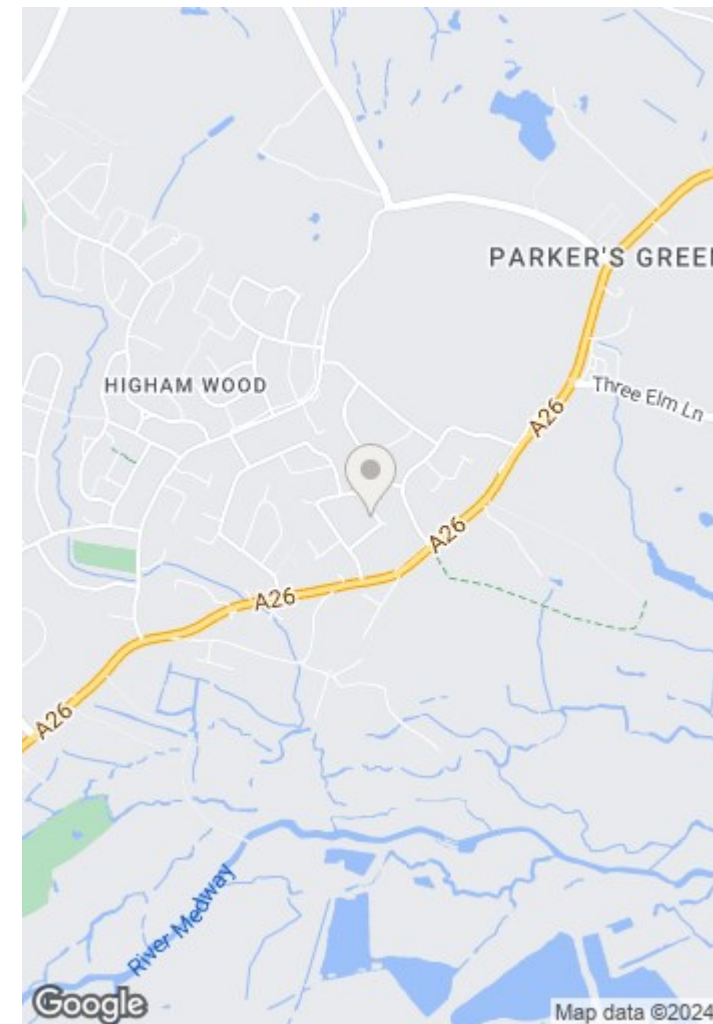
Jack Charles are delighted to offer this attractive older style semi detached property situated in a sought after location to the North of Tonbridge. The property itself requires some modernisation and we have advised the owners not to replace the kitchen as we believe the new purchasers will potentially wish to extend the property opening the kitchen up to create a large family room.

You enter the property into a small lobby with stairs to first floor and doors to a super living room which has a window to the front and door through to the kitchen which in turn has access to a cloakroom and under stairs cupboard and access out to a covered walkway between the house and the garage. To the first floor there are three bedrooms and a bathroom.

Outside there is a large rear garden with a southerly aspect, detached garage and driveway and there is plenty of scope for expansion ,like many houses have done within the road, obviously subject to Local Authority consents and planning permission.

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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