



17 Ely Gardens, Tonbridge, Kent, TN10 4NZ

Guide Price £1,050,000 - £1,100,000

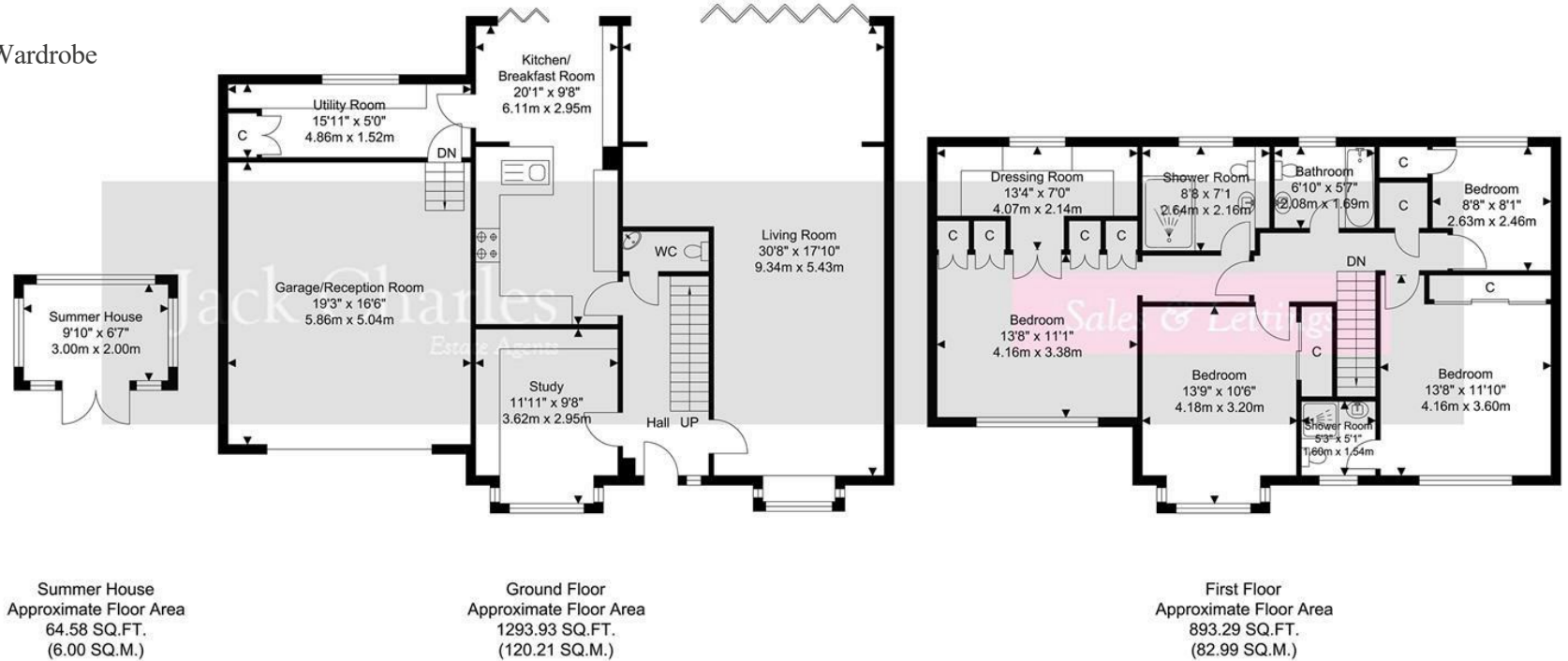
Jack Charles  
Estate Agents

Sales & Lettings

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Kent, TN10 4NZ

**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.

- Guide £1,050,000 - £1,100,000
- Four Double Bedrooms
- Two Ensuites & Family Bathroom
- Custom Hidden Dressing Room / Wardrobe
- Large Lounge / Dining Room
- Study
- Kitchen / Breakfast Room
- Income Generating Solar Panels
- South Facing Rear Garden
- Double Garage & Parking



TOTAL APPROX FLOOR AREA 2251.81 SQ.FT. (209.20 SQ. M.)  
For Identification Purposes Only.



**Jack Charles**  
Estate Agents

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## To Be Sold

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WOW Eco Features, Income Generating Solar Panels, EPC Rating B

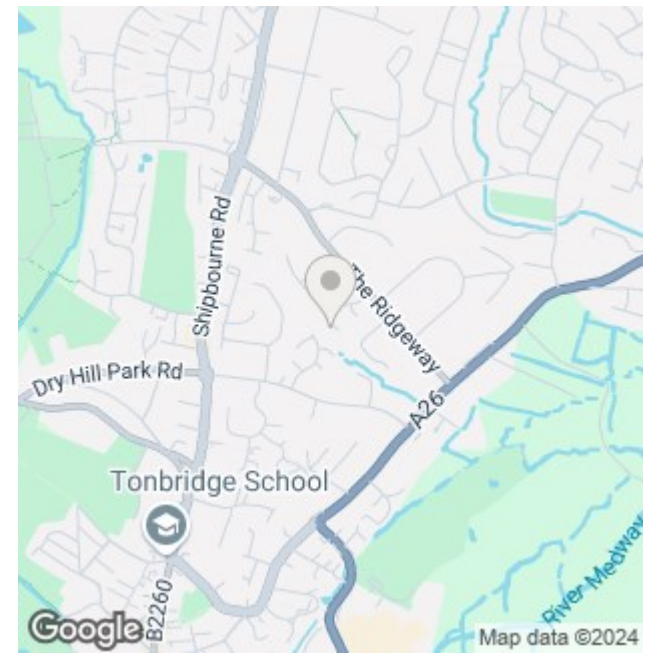
Jack Charles have the pleasure of offering for sale this beautifully presented and extended detached family home situated towards the end of a sought after cul-de-sac, just off The Ridgeway and a short walk into town. This wonderful, well appointed property has many luxurious features from a stylish walk-in dressing room, two ensuites, shutter blinds and Bi folding doors with integral blinds and very efficient solar panels. Internally the accommodation comprises entrance hall, cloakroom/WC, a very large family/dining room with bi-folding doors with retro fitted integral blinds leading onto the garden. Study with bespoke fitted furniture, a stunning kitchen/breakfast room also with bi-folding doors with integral retro fitted blinds and just off the kitchen is a good sized utility room with plenty of cupboards and a door leading to the double garage which has been converted and used as a games room with cushioned flooring and insulation, it also has an electric door allowing it to be used as a garage if needed.

To the first floor, there are four double bedrooms, two ensuites and a family bathroom. The master bedroom has one elevation of bespoke built in wardrobes with two central doors that lead through to a magnificent hidden walk in dressing room with window to rear and extensive fitted units, cubicles and shelving and hanging rails.

Outside, the property has pretty gardens to both the front and rear, the rear garden is South facing and has been designed for low maintenance with a large granite paved terrace balustrade and ornamental metal turn spindles, variety of seating areas and a further area ideal for a hot tub with hot and cold water feed. The remainder is split level with luxury artificial grass and flint and shrub borders. There is a detached Summer House / conservatory with sauna. To the front is parking for two cars in front of the double garage.

## 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).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







