



Jack Charles
Estate Agents
FOR SALE
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19 Estridge Way, Tonbridge, TN10 4JT.

Asking price £699,950

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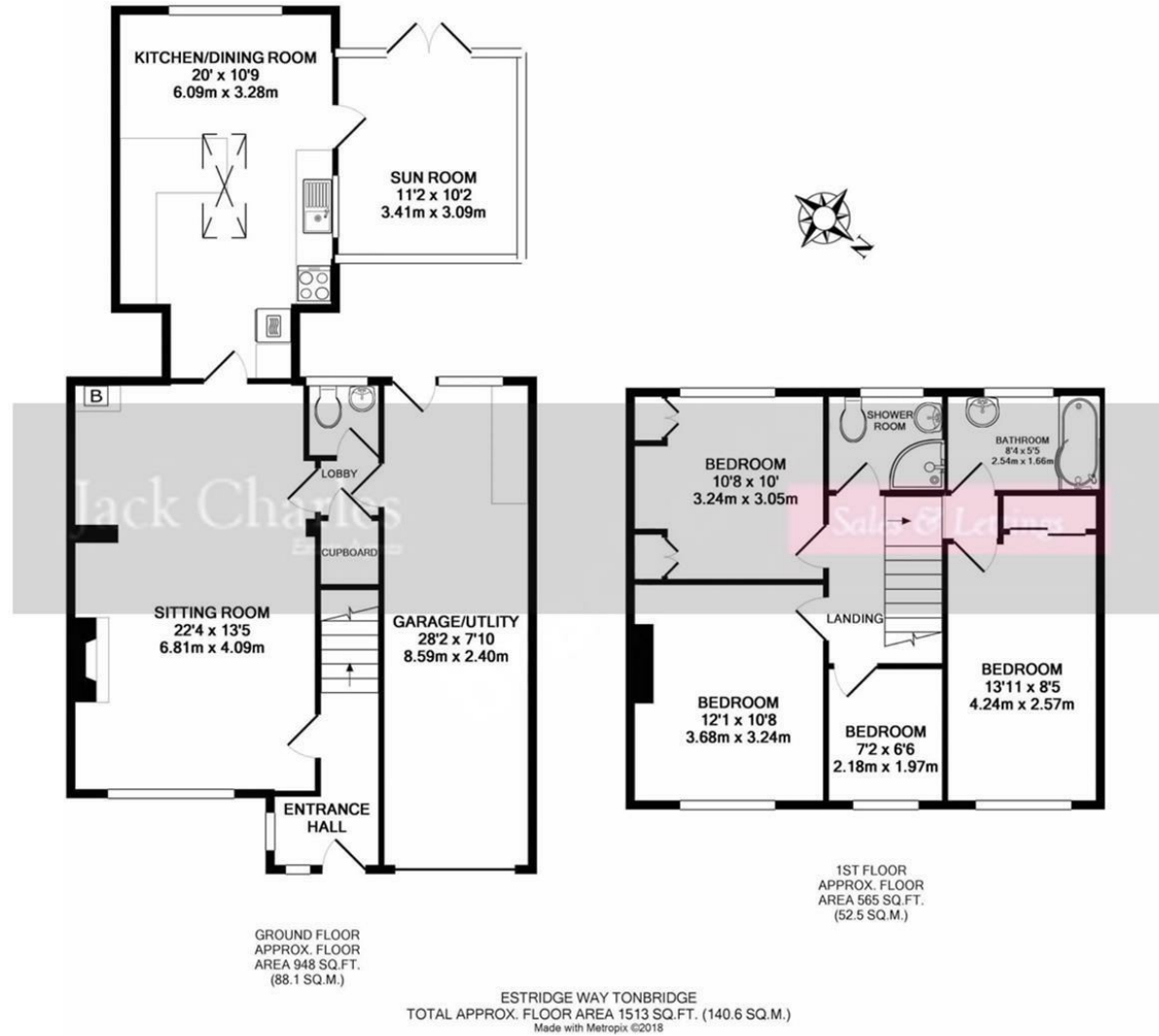
Sales & Lettings

- Extended Semi Detached
- Living Room
- Conservatory

- Four Bedrooms
- Cloakroom/WC
- Large Garden

- Two Bathrooms
- Kitchen / Dining Room
- Garage & 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.



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C	68	
(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

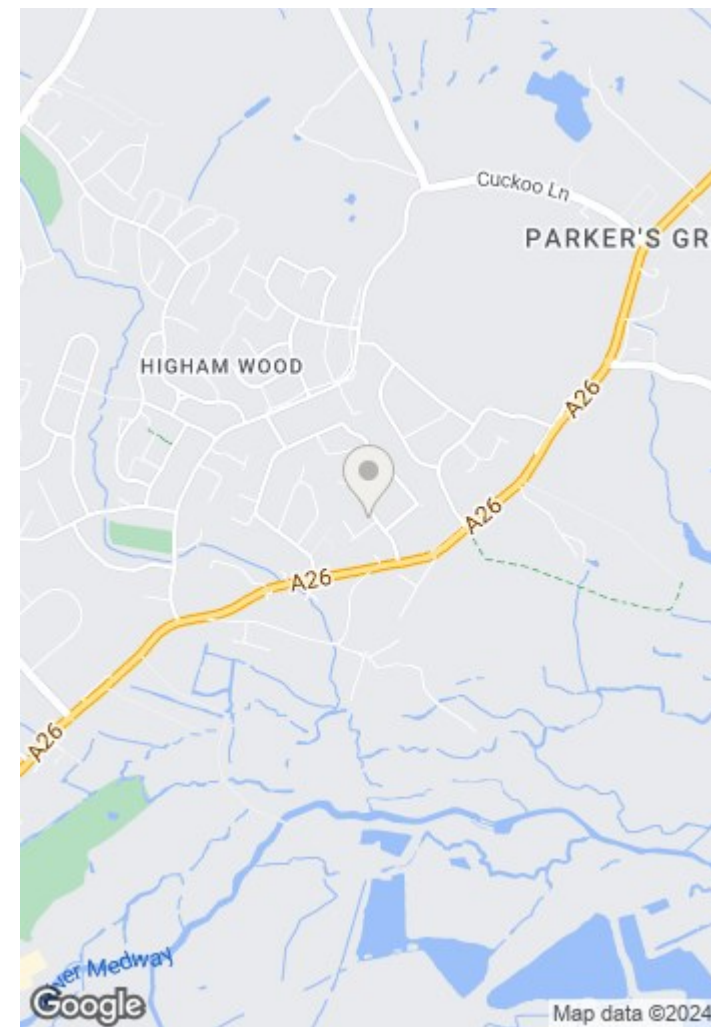
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To Be Sold

Jack Charles are delighted offer for sale this substantially extended semi detached property situated in a popular location to the north side of Tonbridge. The property comprises an entrance hall with stairs to the 1st floor and a doorway through to lovely through living room. This has an aspect to the front and feature fireplace. There is access to an internal lobby which leads to the garage and cloakroom/wc. The kitchen / breakfast room has a lovely ceiling lantern letting plenty of natural light and has a range of units in cupboards and drawers, space for table and chairs as well as access to a conservatory which has a lovely aspect over the garden. To 1st floor there is a split landing which leads to 3 bedrooms and a bathroom to the left-hand side and a further bedroom and bathroom on the right. Outside the property boasts gardens to front and rear, the front has an area of parking and access to a garage which has an up and over door power and light and a door to the rear garden. The rear garden is predominantly lawned with attractive flower borders, vegetable beds, and garden sheds. The owner also has a passion for golf and there is currently an area with artificial grass used as a putting green and a driving net. This area could easily be reverted into a formal garden and viewings is 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 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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