



28 Uridge Road, Tonbridge, Kent, TN10 3EA.

Asking price £450,000

Jack Charles
Estate Agents

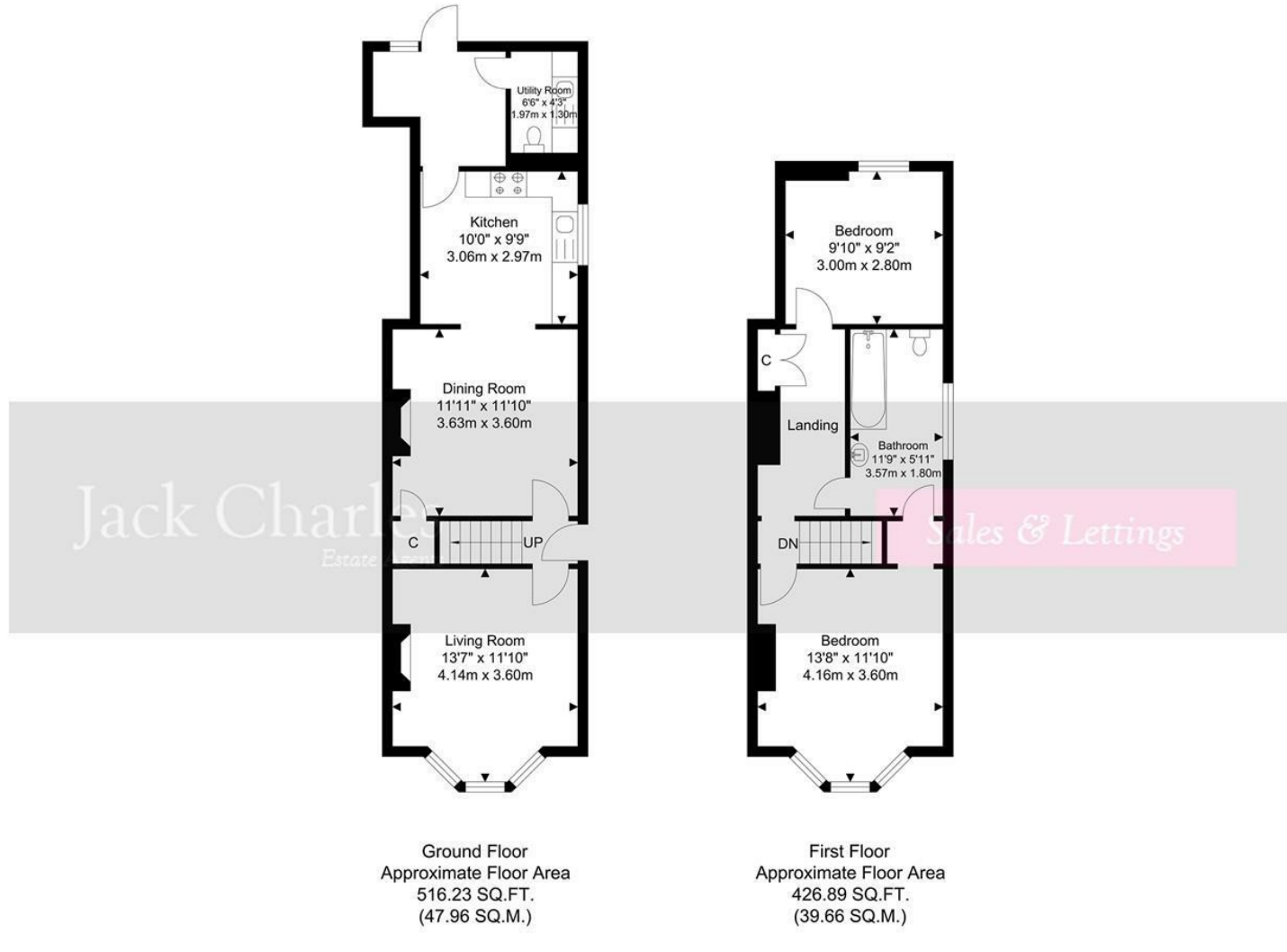
Sales & Lettings

- Beautifully Presented
- Two bedrooms
- Utility Room

- Semi Detached Home
- Scope For Loft Conversion STPP
- Living Room

- Popular Location
- Open Plan Kitchen / Dining Room
- First Floor Family Bathroom

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.



TOTAL APPROX FLOOR AREA 943.13 SQ.FT. (87.62 SQ. M.)
For Identification Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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

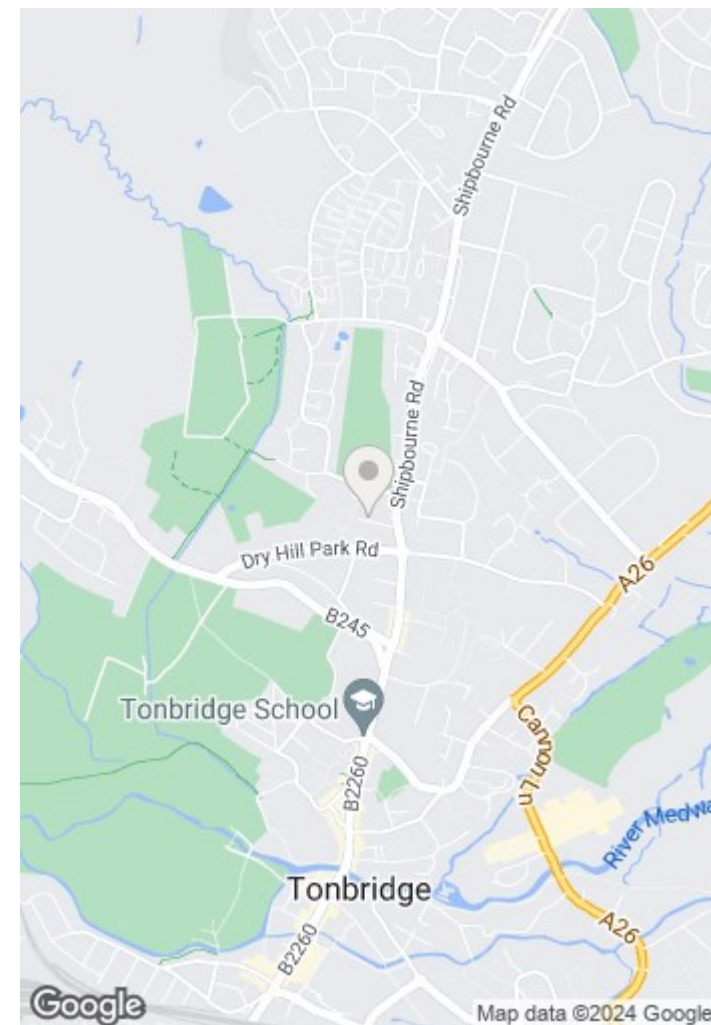
Jack Charles are delighted to offer for sale this beautifully presented and spacious Victorian semi detached home situated in a super location close to local amenities and walking distance to the High Street & main line station. You enter the property at the side into a small lobby with stairs to first floor and doors to the living room and dining room. The living room is to the front with a bay window and a lovely cast iron feature fireplace, the dining room also has wooden flooring, under stairs cupboard and a brick fire place with wood burning stove. There is plenty of natural light and is open plan with the kitchen which is fitted with matching units and wooden worktops, butler sink and there is space and plumbing for appliances such as a dishwasher, fridge & fridge freezer. There is an integrated oven and gas hob and a door through to a useful rear lobby with doors to the garden and a utility cloakroom with a WC and space for appliances and an eco Vaillant boiler installed in 2020.

To the first floor there are two good sized bedrooms, and a family bathroom. We also feel there could be further potential within the current roof space to create addition accommodation subject to planning given that some of the neighbouring properties have done so.

Outside to the rear the garden is paved with flower and shrub borders, it is enclosed by panel fencing with a low level shed. 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 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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Sales & Lettings

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk



Jack Charles



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