



31 The Ridgeway, Tonbridge, TN10 4NH.

Asking price £850,000

Jack Charles
Estate Agents

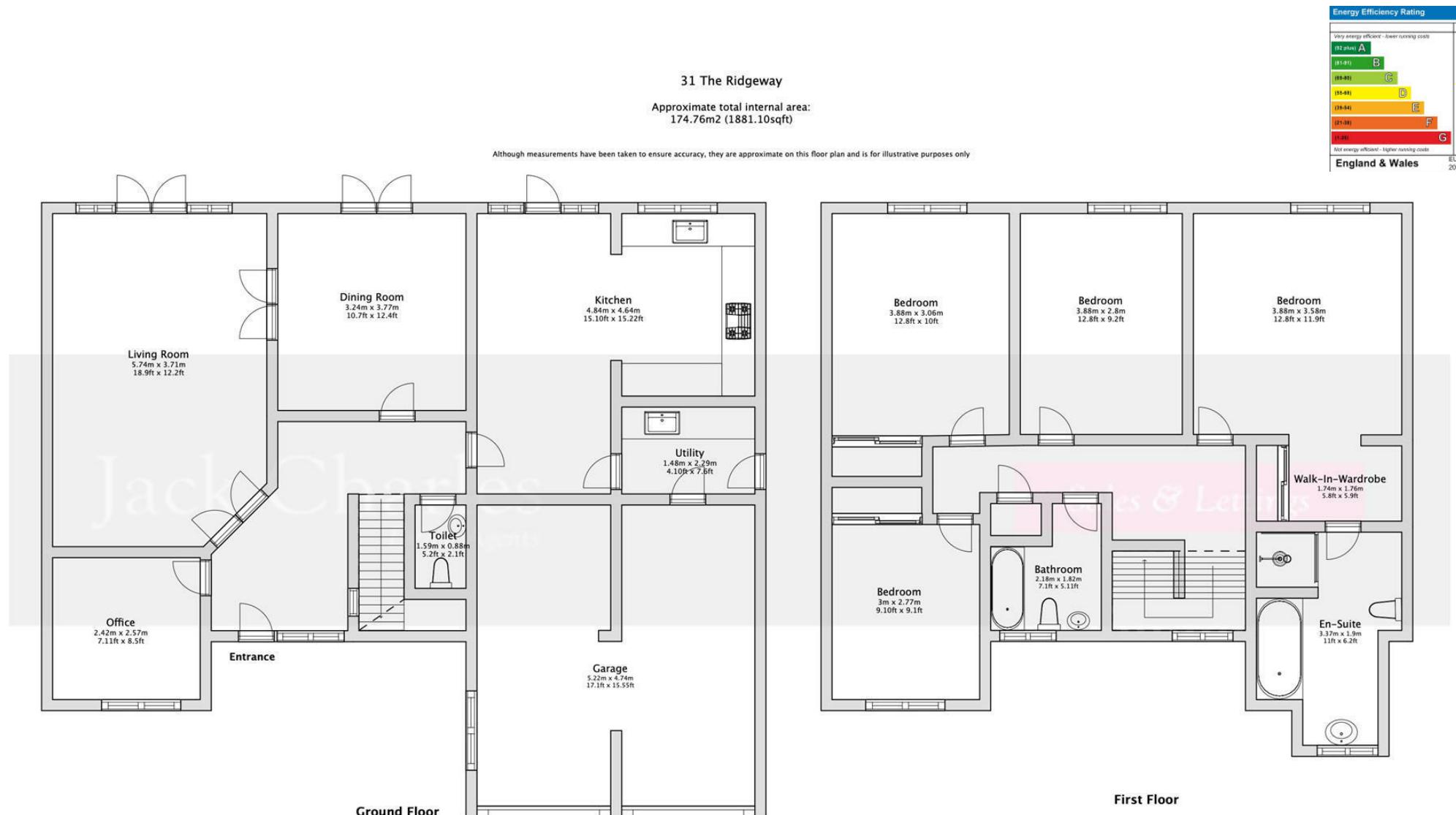
Sales & Lettings

- Detached Family Home
- Reception Hall
- Breakfast Room & Utility Room

- Four Bedrooms
- Study
- Gardens

- Ensuite & Family Bathroom
- Living Room
- Double 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.



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

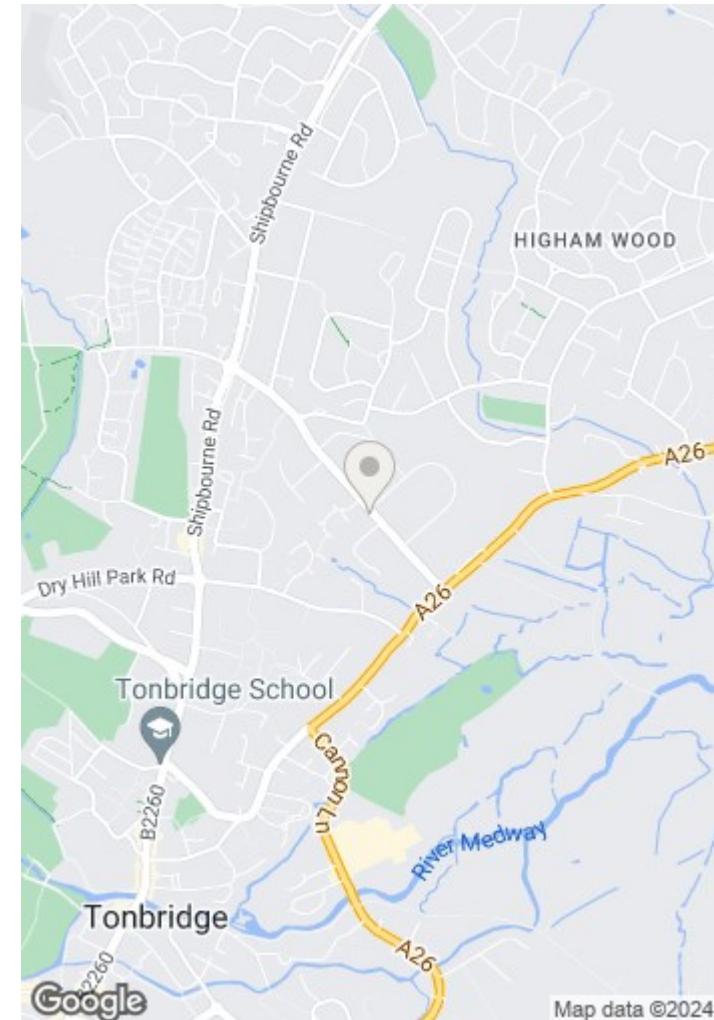
Jack Charles are delighted to offer for sale this wonderful executive detached home situated in arguably one of the most sought-after roads of Tonbridge, walking distance of the High Street and main line station. The property could do with some updating and you enter into a lovely entrance hall which has stairs to the first floor, doors to all principle rooms and a cloakroom with a multifunctional WC/bidet and wash handbasin. The living room has a feature fireplace, sliding doors to the rear garden and double doors leading through to the dining room which has a connecting door to the hallway. The study is to the front and the kitchen / breakfast room has a good sized breakfast/family area and a square archway leading into the kitchen which has a range units incorporating drawers and cupboards. The utility room is off the breakfast room and has doors to the garage and outside. There is space and plumbing for appliances and a wall mounted boiler. The first-floor landing leads to 4 bedrooms and a family bathroom. The master bedroom to the rear has an archway leading to a walk-through dressing room which in turn leads to a fully fitted assisted bathroom suite including a walk-in shower with a half door and curtain.

Outside, the property has a private garden to the rear which is predominantly laid to lawn. There is a lovely seating area under a pergola with climbing Wistaria, an ornamental pond and a patio and to the front there is a small area of lawn and a driveway providing parking for three cars to the front of the double garage.

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

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