



## 5 Elgar Close, Tonbridge, TN10 4EA

£1,850 Per month

Guide Price pcm £1,850. Jack Charles are delighted to offer TO LET this beautifully presented and refurbished family home situated in close proximity to Woodlands Primary School. The property has been modernised to a very high standard.

As you enter via the side door you are welcomed by a lovely bright hallway that has stairs to the first floor and a large study or reception area to the front with lots of natural light. Doors lead through to the kitchen and living room which is to the front, and is partially open plan with the dining area to the rear. There is brand new carpet laid throughout the property with a connecting door to the kitchen and large windows to the rear over looking the garden. The kitchen has a brand new range of matching units incorporating cupboards and drawers with soft close doors, as well as a built in hob and separate oven space for appliances and a sink unit drainer. There is a door through to a rear lobby which leads to the garden room, the garage and a very useful utility / WC.

To the first floor there are three good sized bedrooms and a brand new bathroom suite with shower. Outside there are good sized front and rear gardens mainly lawned with flower and shrub borders. The drive provides parking for up to 3 cars and the garage has an up and over door as well as power and light.

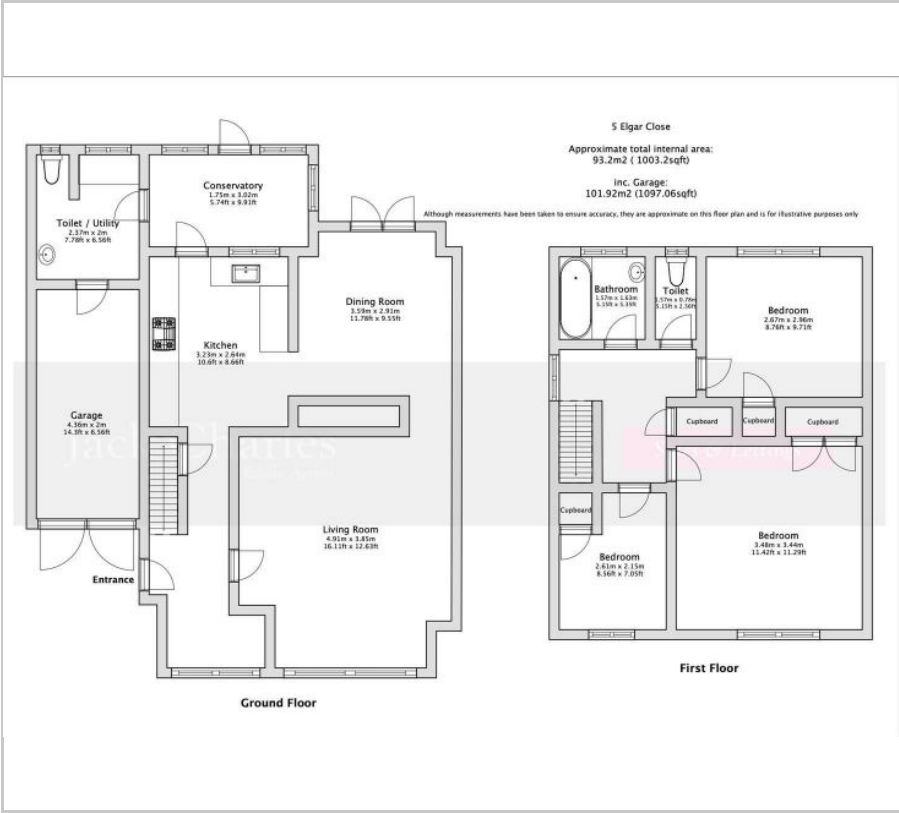
- Newly Refurbished Family Home
- Three Bedrooms
- Reception Hall
- Sitting Room
- Dining Room
- Brand New Kitchen
- Garden room / Conservatory
- Brand New Bathroom
- Gardens, Garage and Parking
- Available Immediately

### Viewing

Please contact our Jack Charles Tonbridge Office on 01732 75 75 80 if you wish to arrange a viewing appointment for this property or require further information.



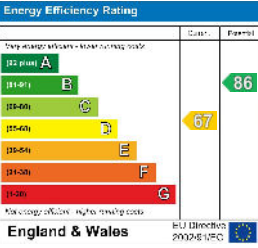
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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