12 Uridge Crescent, Tonbridge, TN10 3EB.

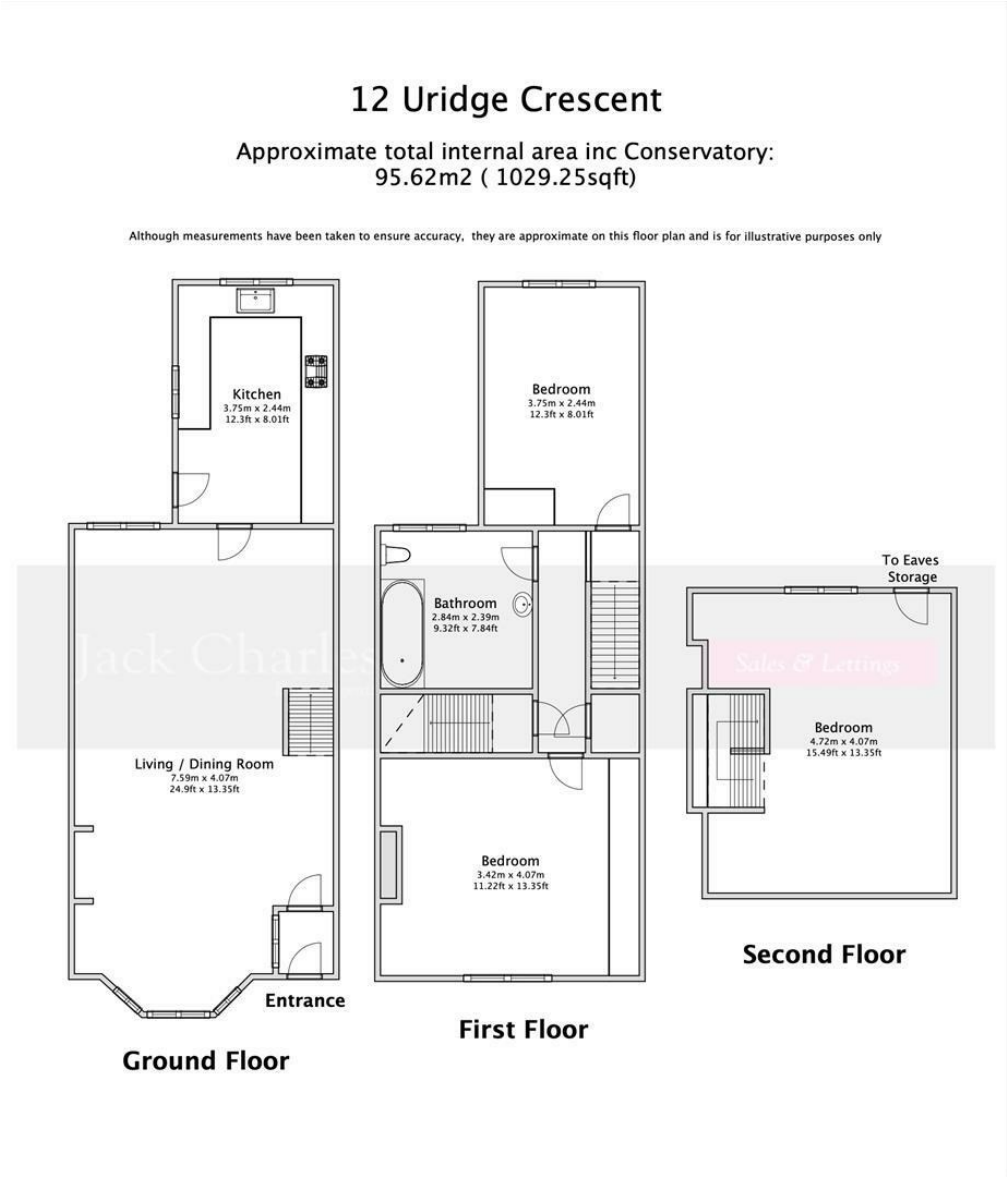
Guide Price £450,000 - £475,000

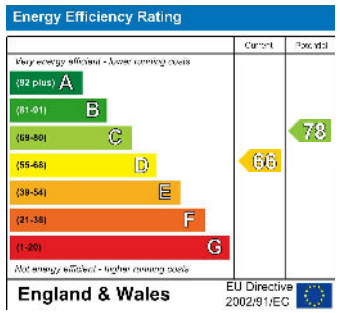
Jack Charles
Estate Agents

Sales & Lettings

- Attractive Victorian Bay-Fronted Home
- Spacious Accommodation Arranged Over Three Floors
- Superb Open-Plan Lounge & Dining Room
- Good-Sized Fitted Kitchen
- Two Generous First-Floor Double Bedrooms
- Large Family Bathroom
- Impressive Converted Attic Room / Additional Double Bedroom
- Attractive Rear Garden
- Walking Distance of Tonbridge Mainline Station & High Street

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.





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To Be Sold

Jack Charles are delighted to offer for sale this wonderful Victorian bay-fronted home, offering spacious and versatile accommodation arranged over three floors and situated in a highly convenient location within easy reach of Tonbridge High Street and mainline railway station.

The property has all the charm and character expected of a home of this period, combined with generous room proportions and a layout that works particularly well for modern-day living.

The accommodation begins with an entrance vestibule which leads through to a superb open-plan lounge and dining room with oak engineered wood flooring and wood burning stove. This impressive reception space provides plenty of room for both relaxing and entertaining, with the attractive bay window to the front allowing an abundance of natural light to fill the room.

Beyond the dining area is a good-sized fitted kitchen with a practical range of wall and base units, work surfaces and space for appliances, together with access towards the rear garden.

To the first floor are two generous double bedrooms, both offering excellent proportions, together with a particularly spacious family bathroom.

A further staircase leads to the second floor where there is a large converted attic room currently used as an additional double bedroom. This excellent space offers considerable flexibility and could equally suit those requiring a guest room, home office or additional living accommodation.

Outside, the property benefits from an attractive rear garden, providing a pleasant space for outdoor dining, entertaining and relaxing during the warmer months.

Uridge Crescent is well positioned for access to a wide variety of local amenities, schools, shops and recreational facilities. Tonbridge High Street is within easy reach and offers a broad range of independent shops, cafés, restaurants and everyday amenities.

Tonbridge mainline railway station is also conveniently located and provides regular services towards London, making the property particularly appealing to commuters.

The town also benefits from the historic Tonbridge Castle, beautiful riverside walks, leisure facilities and a wide selection of highly regarded schools.

This charming Victorian home combines character, generous accommodation and an excellent location and would make an ideal purchase for a wide range of buyers.

Early viewing is highly 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 green etc. Tonbridge town offers an excellent range of retail and leisure activities with High Street stores, 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 range 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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