



Ibbett Mosely

70 The Ridgeway, Tonbridge, Kent, TN10 4NN  
£615,000



## 70 The Ridgeway, Tonbridge, Kent, TN10 4NN

**AN INTERESTING DETACHED HOUSE IN A CHALET STYLE OCCUPYING A FINE POSITION IN THIS PRESTIGIOUS ROAD AT THE NORTHERN END OF THE TOWN**

**AN INTERNAL INSPECTION IS ADVISED TO FULLY APPRECIATE THE SPACIOUS AND ADAPTABLE ACCOMMODATION WITH POTENTIAL TO EXTEND (SUBJECT TO PLANNING) AND THE DELIGHTFUL GOOD SIZED GARDEN**

- FOUR DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- SITTING ROOM
- DINING ROOM
- KITCHEN
- GAS FIRED CENTRAL HEATING
- EVEREST DOUBLE GLAZING
- DETACHED GARAGE AND CAR PORT
- IN AND OUT DRIVEWAY WITH PARKING FOR SEVERAL CARS
- DELIGHTFUL AND EXCEPTIONALLY WELL STOCKED GARDEN WITH SEPARATE VEGETABLE PLOT

A MOST INTERESTING DETACHED HOUSE IN THE CHALET STYLE which has been tastefully altered for the present owners, who have been in ownership for thirty eight years.

The house, which offers adaptable accommodation and further potential to extend subject to planning, has many features including Everest sealed unit double glazing and a log burner to the sitting room. Externally apart from the parking for several cars to the front ,in addition to a garage and a car port, there is a large well stocked rear garden with a separate vegetable plot.

### TONBRIDGE

Occupying a convenient location with open outlook to the front in this highly sought after residential area at the northern side of the town. Tonbridge which offers good shopping including Waitrose, various eateries, bars and coffee shops, leisure centres, swimming pool and tennis courts, is just over a mile. The main line station with frequent services to London and the South Coast is about half a mile further with frequent bus services. There is an

abundance of private and state schools in the area including Hilden Grange and Hilden Oaks, Tonbridge Public School as well as Judd, Tonbridge Girls Grammar and Hayesbrook at the southern end of the town. Local shops in nearby York Parade, including a Post Office, local Co-Op, Sainsbury's and a butcher are within walking distance or there is a bus service. Access to the A21 and thence M25 is about four miles.

### FULLY ENCLOSED ENTRANCE PORCH

### ENTRANCE HALL

With radiator and archway to INNER HALL

### SITTING ROOM

With an attractive brick fireplace having a tiled hearth and wooden mantelshelf over, inset log burner and matching log store to side. Two radiators, wood flooring, curved oriel bay window.

### DINING ROOM

With radiator and glazed double doors to rear.

### DUAL ASPECT KITCHEN

With one and a half bowl single drainer sink inset to extensive work surface with cupboards, storage and plumbing for washing machine and dishwasher. Four ring gas hob with oven and grill under and cupboard and drawer unit. Cupboard housing the Worcester Greenstar wall mounted boiler and fridge under, two radiators. Further work surface with cupboards and drawers under, wall cupboards over, brooms cupboard, ceramic tiled floor. Part tiled walls with panelling to ceiling and to one wall. part glazed door to side.

### BEDROOM

With radiator, cupboard understairs, oriel bay window.

### BEDROOM

(Latterly used as a home office) with radiator, dual aspect including a square bay window.

### FULLY TILED BATHROOM

With panelled bath, low level WC suite, pedestal wash basin, corner shower cubicle with Aqualisa unit. Radiator and ceramic tiled floor.

### FIRST FLOOR LANDING

### BEDROOM

With radiator, fitted unit with wardrobe cupboard and shelved cupboard having a cupboard over, eaves storage cupboard.

### BEDROOM

With airing cupboard, eaves storage cupboards. Fitted unit incorporating hanging and shelving and cupboard over.

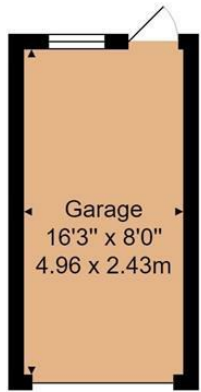
### SHOWER ROOM

With fully tiled shower cubicle, corner wash basin, low level WC suite, radiator, ceramic tiled floor.

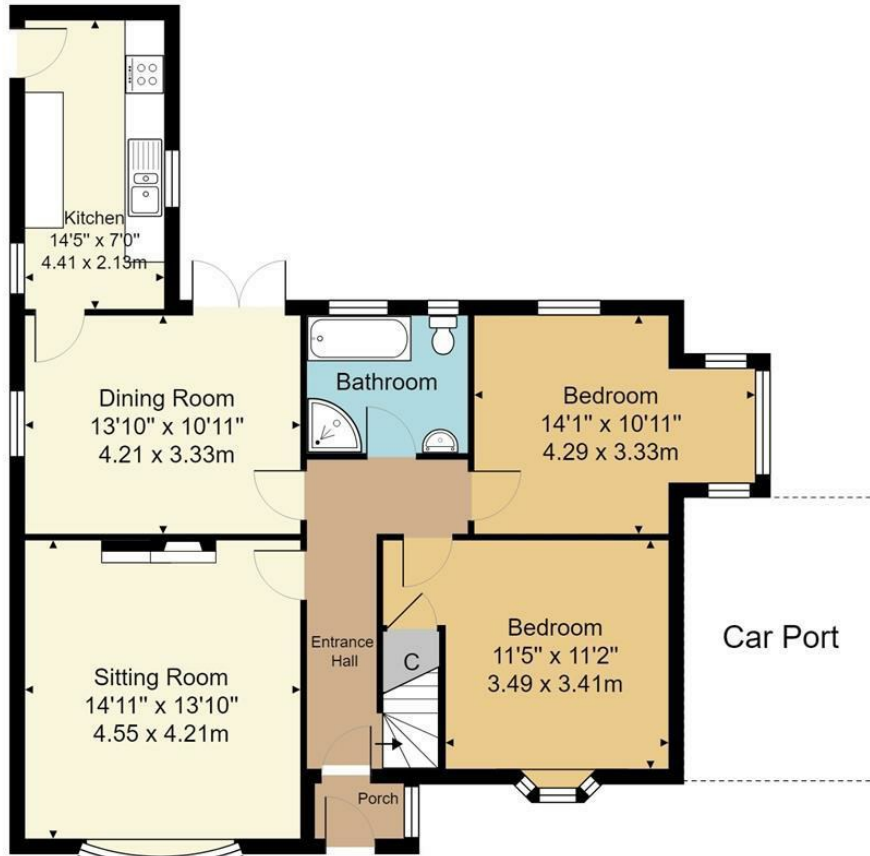
### OUTSIDE

The house is approached through two five bar gates to an in and out brick paved driveway providing an extensive parking area as well as access to a CARPORT to one side of the house and a DETACHED BRICK GARAGE under a tiled roof with ADJOINING WORKSHOP to the other, enclosed to the front by a beech hedge. Side access to the MATURE ESTABLISHED REAR GARDEN which is about 65' by 35' and contains many different varieties of plants and shrubs set within beds and borders and including flowering plum, Japanese maples, flowering weeping crab apple, a wedding cake tree, a rose trellis arch and a large separate vegetable plot, lawns, Summerhouse and Greenhouse as well as an extensive patio adjoining the rear and an additional paved sitting /barbecue area. Log store.





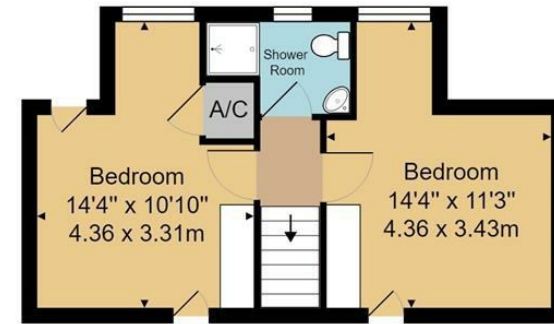
**Garage**



**Ground Floor**

House Approx. Gross Internal Area  
1250 sq. ft / 116.1 sq. m

Garage Approx. Gross Internal Area  
130 sq. ft / 12.1 sq. m



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

**Ibbett Mosely**

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EPC Rating- E

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