



Ibbett Mosely

Ridgeway Crescent, Tonbridge TN10 4NR  
Price £720,000



**NO ONWARD CHAIN with this semi detached property which is situated in a desirable location with the total plot about 0.25 of an acre**

Welcome to Ridgeway Crescent, Tonbridge - a charming location that could be the perfect setting for your new home. This delightful property boasts 3 bedrooms, offering ample space for a growing family Situated in a sought after location.

The property itself is first time to market for nearly 40 years and would benefit from some updating. If you're looking for a house that combines comfort, convenience, and character, this property on Ridgeway Crescent offers NO FORWARD CHAIN.

## DESCRIPTION

This substantial older style semi- detached house has lovely large gardens and plot approaching 0.25 of an acre. The property is positioned in a highly sought after north Tonbridge location and offers extensive accommodation.

The accommodation comprises Entrance through front door leading into the entrance hall. There is an downstairs shower room with wash hand basin and WC. The sitting room is to the rear of the property and overlooks the rear garden with window and door. There is feature recess fireplace, opening to the dining room with window to rear overlooking the garden

The kitchen/breakfast room, accessed from

- 3 bedroom semi detached property
- Situated in a desirable Location
- Sitting Room / Dining Room
- Kitchen
- Downstairs shower Room
- Family Bathroom
- Attractive Driveway with Garage
- Workstore/storage
- Lovely Gardens approaching 0.25 of an acre
- Vacant Possession

the hall is fitted with base and wall mounted units with worksurface and tiled surround. Sink unit. Space and plumbing for washing machine, Built In Cannon oven and separate grill with 5 ring gas hob, small breakfast bar with space under for seating, door to outside.

Stairs from the hall lead up to the first floor where you will find three good size bedrooms, Bedroom One with fitted wardrobe cupboards with window to the rear. The family bathroom, fitted with suite and electric shower over, bath, basin and WC

## OUTSIDE:

Set back from the road the property enjoys an impressive frontage with ample driveway





parking and well stocked front garden. There is an garage with side gate to rear garden with separate store/ workshop The extensive rear gardens are a feature at this property with large area of lawn, a plethora of mature trees and shrubs and a further area of vegetable garden with greenhouse. Paved patio area.

## LOCATION

Ridgeway Crescent is a highly favoured residential road popular with families and professionals alike and is ideally situated for the town centre, mainline station and the many excellent schools. Tonbridge is a thriving market town that offers an excellent range of shopping and recreational facilities. The town is centred around the river Medway and features Kent's best example of a Motte & Bailey Gatehouse at Tonbridge Castle along with beautiful buildings at Tonbridge school. A colourful history intertwines tales of Kings and tyrants, heroes and mercenaries and there are links with famous literary figures. The castle grounds adjoin Tonbridge sports ground with its indoor/outdoor swimming pool, cycle routes and sports pitches. Tonbridge main line station offers fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. There are good road links to the A21 and M25 and easy access to a selection of renowned secondary, grammar and independent schools.



ROUTE TO VIEW From our office in Tonbridge High Street proceed northwards, go straight across the first and second set of traffic lights onto the Shipborne Road, A227, at the second roundabout turn right into The Ridgeway, take the fourth turning on the left, continue along and the property will be found on the left-hand side

## AGENTS NOTE

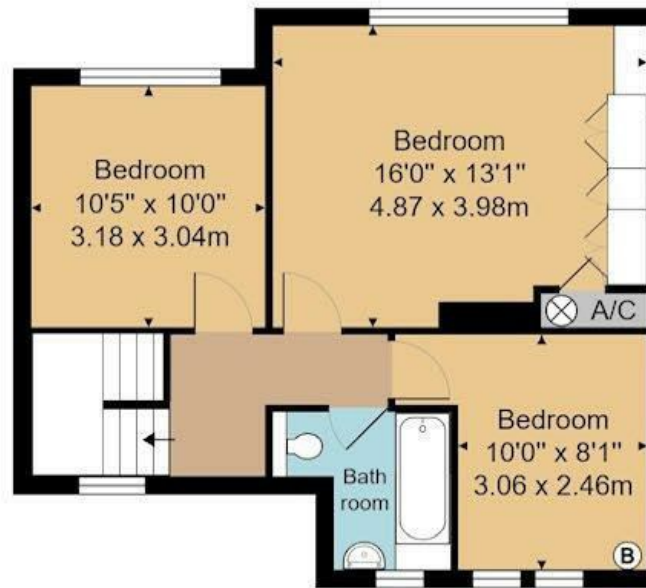


Local Authority Kent  
Council Tax Band: E  
Annual Price: £2,770  
Conservation Area No  
Flood Risk Very low  
Awaiting grant of probate

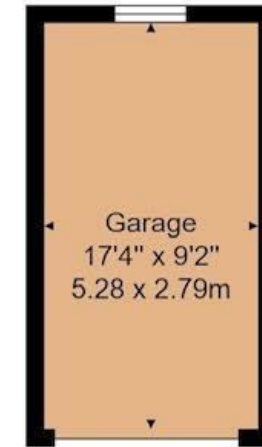




**Ground Floor**



**First Floor**



House Approx. Gross Internal Area 1147 sq. ft / 106.6 sq. m  
 Garage Approx. Internal Area 158 sq. ft / 14.7 sq. m

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**

**01732 351323**

EPC Rating- D

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