



Ibbett Mosely

Elmshurst Gardens, Tonbridge TN10 3QX  
Price £650,000



Beautifully presented & extended Four bedroom family home situated in a sought after area of Tonbridge.

Nestled in the charming Elmshurst Gardens of Tonbridge, this delightful house is a true gem waiting to be discovered. Boasting a well-presented interior that has been tastefully extended, this property offers spacious living across two floors.

The heart of the home lies in the superb Kitchen/Breakfast Room, where this space is adorned with a range of fitted kitchen units, complemented by a tiled surround and attractive tiled flooring. The kitchen effortlessly transitions into the breakfast area, offering a picturesque view of the beautiful garden through the patio doors. The delightful gardens have two patio areas, large wooden shed and immaculate garden laid to lawn with landscaped borders consisting of shrubs, hedging and flowers

- Four Bedroom Extended Family Home
- Living Room
- Through Family Room and Dining Room
- Well appointed Kitchen/ Breakfast Room
- Ground floor WC
- Utility Room
- Main Bedroom with fitted Shower
- Family Bathroom
- Driveway and side carport
- Delightful Front and Rear Gardens

## DESCRIPTION

The well presented property has been extended and offer spacious living accommodation over two floors. The accommodation comprises an entrance hall with Amtico oak style flooring, through living room with doors leading through to the family room and wide opening to the dining room with patio doors to the rear garden. The

superb Kitchen / Breakfast Room room has range of fitted base and wall mounted kitchen units with work surface and tiled surround, attractive tiled flooring, Neff 4 ring gas hob with concealed extractor over, Built in Bosch Dishwasher, Sink drainer sink unit. Built in eye level Neff Oven. It is also open plan leading to the breakfast area with patio doors opening out to the beautiful garden.





Off the Kitchen there is the added benefit of a separate open plan utility room with space for appliances and work surface and wall unit surround. There is a WC and side door leading to outside.

To the first floor there is access to the loft with ladder and housing gas Potterton boiler. There are four good size bedrooms and a lovely family bathroom. Bedroom One has an built in shower cubicle with built in wardrobes. The property has double glazing and gas fired heating.

### 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 world-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).



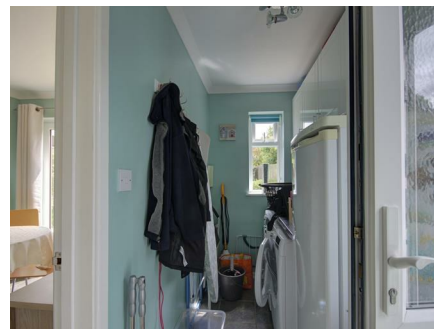


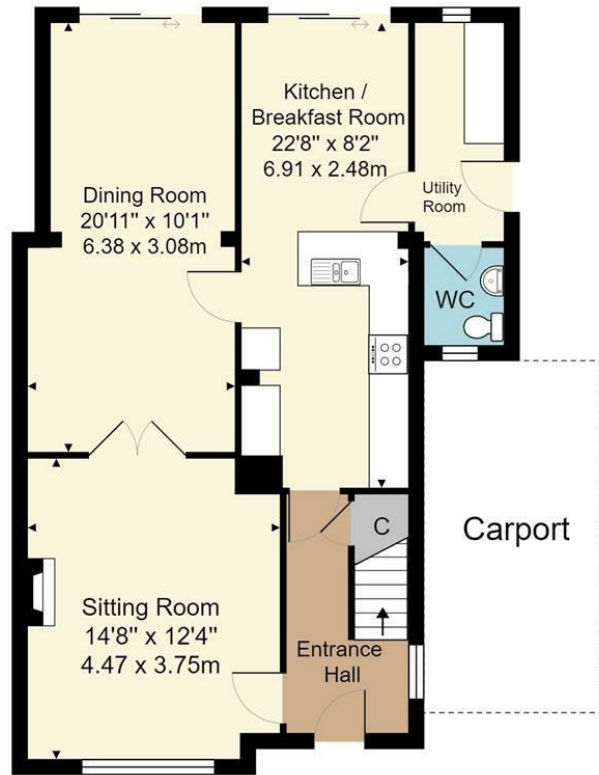
## OUTSIDE

Outside, the property has a delightful garden to the front which is predominantly laid to lawn with attractive borders and immaculate hedging, there is brick paving that provides parking for about three cars and there is access to the secure rear garden via the side of the property leading to the carport . The rear garden has paved patio area which continues as a path leading to the very rear where there is a further paved patio . The remainder of the garden is predominantly to an immaculately kept lawn with lovely borders and is enclosed by panel fencing.

## AGENTS NOTE

Local Authority Kent  
Council Tax Band: E  
Annual Price: £2,770  
Conservation Area No  
Flood Risk No Risk

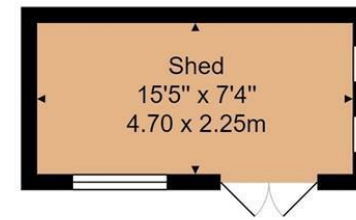




**Ground Floor**



**First Floor**



**Outbuilding**

House Approx. Gross Internal Area  
1335 sq. ft / 124.0 sq. m

Outbuilding Approx. Internal Area  
114 sq. ft / 10.6 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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