



Ibbett Mosely

Estridge Way, Tonbridge TN10 4JX



Well presented semi detached property situated in the sought after North Tonbridge location set in delightful gardens. There is a lovely outdoor studio/ living space and could be extended subject to all the necessary planning consents.

This superb 3 bed room semi detached home offers excellent living space, modern Kitchen, Utility room and a delightful garden, with outside Studio/ Out building and large workshop making it an ideal choice for families or professionals alike.

- Well Presented Family Home
- 3 Bedrooms
- Lounge/ Dining Room
- Kitchen/ Breakfast Room
- Utility Room
- Ground floor cloakroom
- First Floor Shower Room
- Gas Fired Heating
- Delightful gardens with outbuildings
- Driveway with parking for vehicles

PROPERTY SUMMARY

This spacious and well-presented family home offers a blend of modern convenience and stylish living. The property is accessed via a replacement double-glazed front door with a glass panel, leading into an inviting entrance hallway with laminate flooring, a radiator, and an impressive wide staircase to the first floor. The generous lounge/dining room features a double-glazed leaded light window to the front, a radiator, and an elegant arch recess with an alcove for display. The open-plan dining area benefits from laminate flooring,

double-glazed patio doors leading to the rear garden, and an additional radiator, ensuring a comfortable and versatile living space.

The inner hallway provides access to an understairs storage cupboard and a cloakroom with wooden panel surround, a vanity unit with a washbasin and WC, and an extractor fan.

The kitchen/breakfast room is well-equipped with a range of fitted base and wall-mounted units, with tiled surround, and work surfaces. It includes a built-in electric oven, a four-ring electric hob with an extractor





fan, and an inset 1.5-bowl sink unit with a mixer tap. A wall unit houses the Viessmann boiler. The kitchen opens to a utility room, which features a circular sink with a mixer tap, a built-in fridge/freezer, additional space for appliances, plumbing for a washing machine, a vent for a tumble dryer, and attractive slate-tiled flooring. A door provides access to the side of the property.

The first-floor landing offers access to the loft and a double-glazed window to the side. The main bedroom boasts a leaded light double-glazed window to the front, fitted wardrobes with two double wardrobe cupboards, and a radiator. The second bedroom benefits from a double-glazed window to the rear, a radiator, and two built-in double wardrobe cupboards. The third bedroom, also at the front, features a leaded light double-glazed window, a radiator, and a picture rail surround.

The stylish shower room includes an opaque double-glazed window, a corner shower with a rainforest-style showerhead, an alcove recessed display, a WC with a concealed cistern, a washbasin with a mixer tap set within a vanity unit, a tiled surround, and a heated towel rail.

OUTSIDE

The front garden is laid to lawn with sleeper borders and a driveway offering parking for multiple vehicles. Gated side access leads to side access with doors to front and to the rear garden, which features a paved patio ideal for entertaining, a lawned area with sleeper borders, and a gravel and stepping-stone walkway leading through an archway to a versatile outdoor entertainment . This space, currently used as an entertaining area with a bar, is equipped with power and lighting and could also serve as a home office or social space. Additionally, there is a timber shed with power and lighting, an awning, outdoor lighting, and an outside tap.





LOCATION

Tonbridge enjoys a prime location, just 30 miles southeast of London, making it an ideal commuter town for city professionals while offering a serene escape from the urban hustle and bustle. With excellent transport links, including direct trains to London, Gatwick Airport, and beyond.

Explore the town's rich history through its stunning architecture and landmarks. The iconic Tonbridge Castle, a Norman masterpiece, stands as a testament to centuries of heritage. Its picturesque grounds provide a serene backdrop for picnics and leisurely strolls. Meanwhile, the quaint High Street boasts an array of charming boutiques, antique shops, and traditional pubs, inviting you to savour the timeless allure of Tonbridge.

Tonbridge is a town that celebrates the arts and culture. The Oast Theatre hosts a variety of captivating performances, while local galleries and artisan workshops showcase the creativity of its residents. Join in the festivities during Tonbridge Arts Festival, where the town comes alive with music, art exhibitions, and cultural events.

AGENTS NOTE

Tenure Freehold
Local Authority Kent Council Tax
Band: E
Annual Price: £2,903
Conservation Area No Flood Risk
Very low
Plot size
0.07 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband

Basic
4 Mbps
Superfast
80 Mbps
Ultrafast
1800 Mbps

Gross Internal Area (House): 86.95 sq.m (935.88 sq.ft)

Gross Internal Area (Workshop & Summer House): 19.68 sq.m (211.88 sq.ft)



For Identification Purposes Only

Ibbett Mosely

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EPC Rating- C

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