



1 Uridge Crescent, Tonbridge, Kent, TN10 3EB

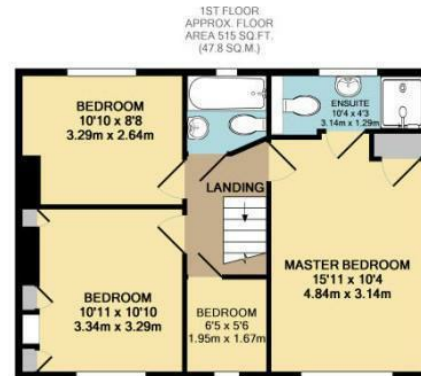
Guide Price £425,000 - £450,000

Jack Charles
Estate Agents

Sales & Lettings

- Semi Detached House
- Living Room
- Study
- Four Bedrooms
- Dining Room
- Popular Location
- Two Bathrooms
- Kitchen
- Garage Store & Parking

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.



TOTAL APPROX. FLOOR AREA 1098 SQ. FT. (102.0 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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To Be Sold

Jack Charles are delighted to be appointed as agents for the sale of this extended four bedroom Semi Detached family home situated in a popular location. The property benefits from well presented accommodation which comprises Entrance Hall, Lounge, Dining room and Kitchen, there is also a study / Bedroom 5 and a cloakroom. To the first floor there are four bedrooms with En-suite to master bedroom and Family Bathroom. Outside there is a garage store and an area of hard standing Parking. To the rear is a pretty rear garden mainly laid to lawn. Viewing is highly recommended to appreciate the condition and size of accommodation on offer.

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 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).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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