



17 Ely Gardens, Tonbridge, Kent, TN10 4NZ

Guide Price £1,050,000 - £1,100,000

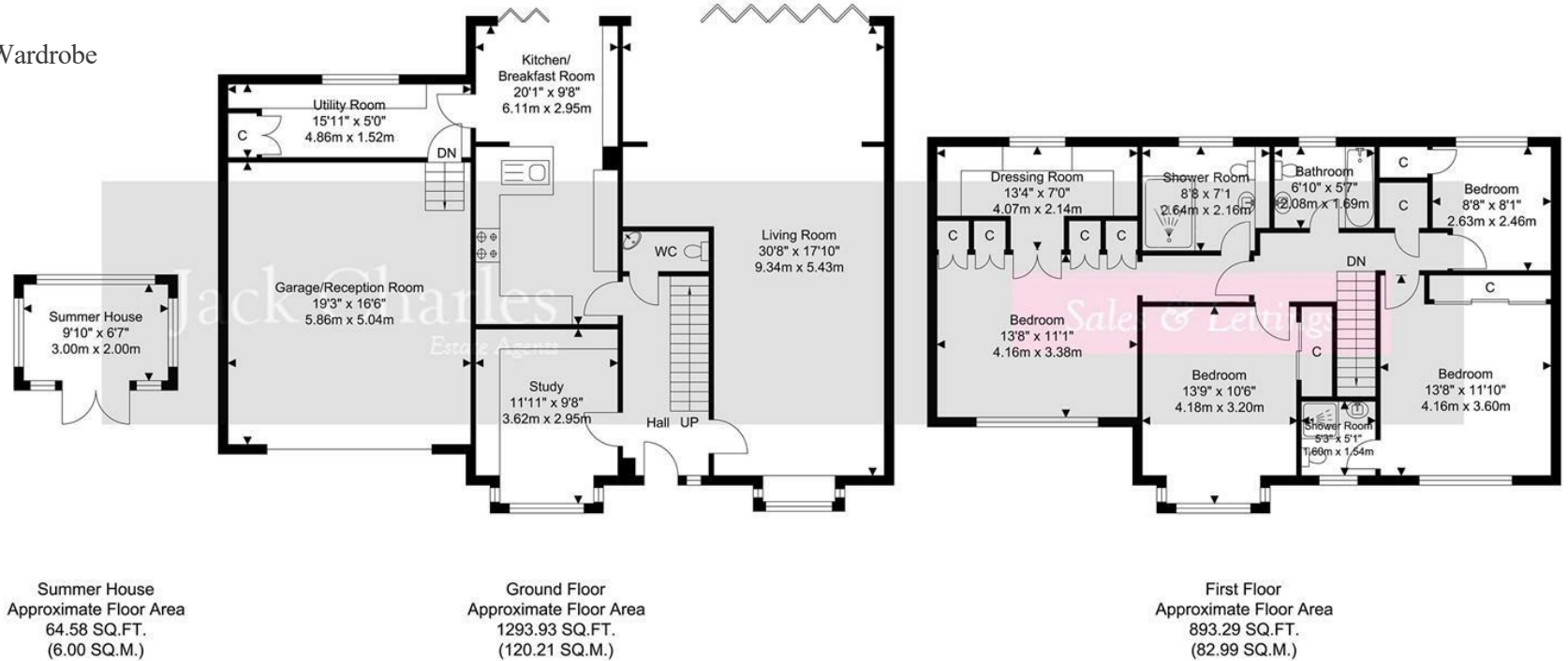
Jack Charles
Estate Agents

Sales & Lettings

17 Ely Gardens, Tonbridge,
Kent, TN10 4NZ

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.

- Guide £1,050,000 - £1,100,000
- Four Double Bedrooms
- Two Ensuites & Family Bathroom
- Custom Hidden Dressing Room / Wardrobe
- Large Lounge / Dining Room
- Study
- Kitchen / Breakfast Room
- Income Generating Solar Panels
- South Facing Rear Garden
- Double Garage & Parking



TOTAL APPROX FLOOR AREA 2251.81 SQ.FT. (209.20 SQ. M.)
For Identification Purposes Only.



Jack Charles
Estate Agents

Sales & Lettings

6 London Road
Tonbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Guide Price £1,050,000 - £1,100,000

WOW Eco Features, Income Generating Solar Panels, EPC Rating B

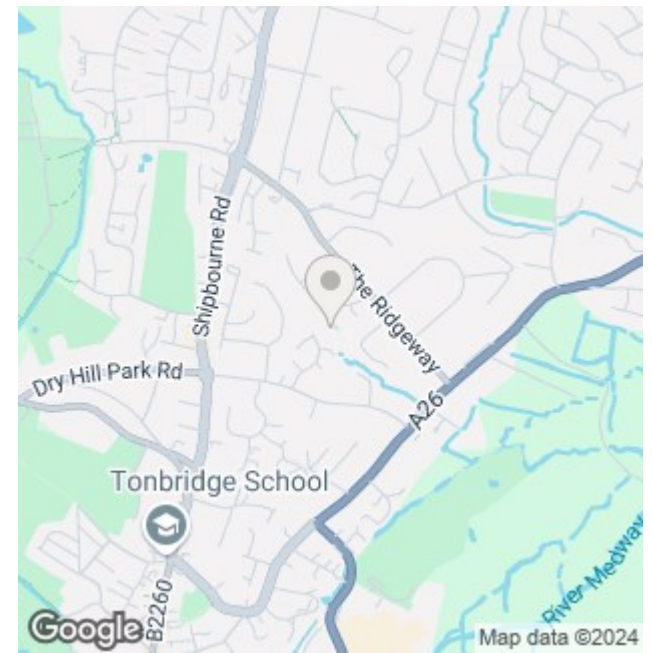
Jack Charles have the pleasure of offering for sale this beautifully presented and extended detached family home situated towards the end of a sought after cul-de-sac, just off The Ridgeway and a short walk into town. This wonderful, well appointed property has many luxurious features from a stylish walk-in dressing room, two ensuites, shutter blinds and Bi folding doors with integral blinds and very efficient solar panels. Internally the accommodation comprises entrance hall, cloakroom/WC, a very large family/dining room with bi-folding doors with retro fitted integral blinds leading onto the garden. Study with bespoke fitted furniture, a stunning kitchen/breakfast room also with bi-folding doors with integral retro fitted blinds and just off the kitchen is a good sized utility room with plenty of cupboards and a door leading to the double garage which has been converted and used as a games room with cushioned flooring and insulation, it also has an electric door allowing it to be used as a garage if needed.

To the first floor, there are four double bedrooms, two ensuites and a family bathroom. The master bedroom has one elevation of bespoke built in wardrobes with two central doors that lead through to a magnificent hidden walk in dressing room with window to rear and extensive fitted units, cubicles and shelving and hanging rails.

Outside, the property has pretty gardens to both the front and rear, the rear garden is South facing and has been designed for low maintenance with a large granite paved terrace balustrade and ornamental metal turn spindles, variety of seating areas and a further area ideal for a hot tub with hot and cold water feed. The remainder is split level with luxury artificial grass and flint and shrub borders. There is a detached Summer House / conservatory with sauna. To the front is parking for two cars in front of the double garage.

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
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







