



27 Uridge Road, Tonbridge, TN10 3EA

Guide Price £525,000 - £550,000

Jack Charles
Estate Agents

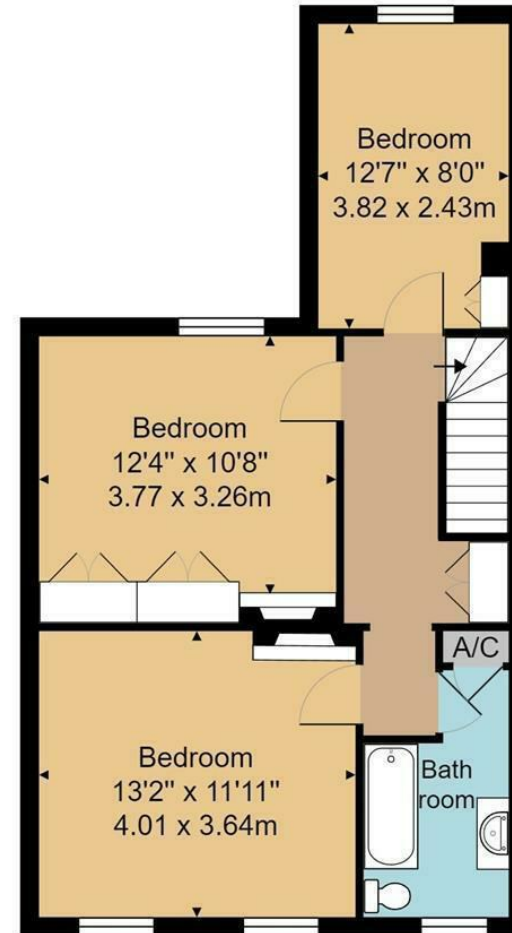
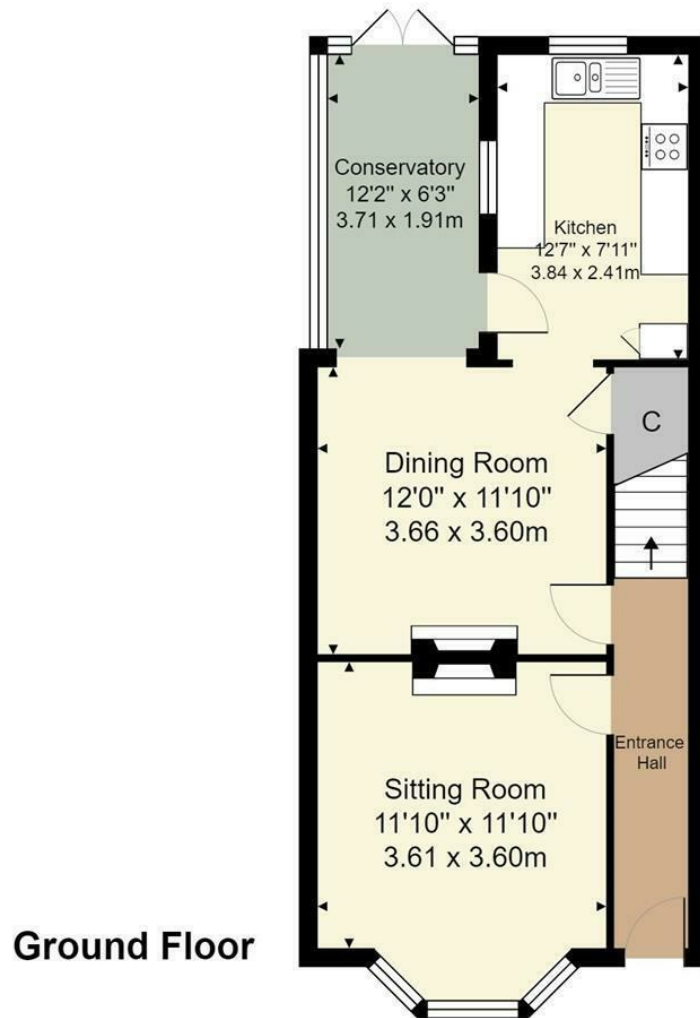
Sales & Lettings

- Guide £525,000 - £550,000
- Kitchen
- Conservatory

- Three Bedrooms
- Living Room
- South Facing Rear Garden

- Family Bathroom
- Dining Room
- Sought After Location

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. Gross Internal Area 1152 sq. ft / 107.0 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.

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To Be Sold

Jack Charles are delighted to offer for sale this deceptively spacious Victorian Home that has been tastefully improved providing a blend of period and modern features. There are many other benefits to this home which include recently installed sash double glazing, a contemporary bathroom suite and some feature fireplaces. You enter the property into a lovely hall way with stairs to first floor and doors to the living room and dining room. The living room is to the front with a bay window to the front, feature fireplace with cupboards to left of chimney breast and wooden flooring, the dining room also has woden flooring, doors to a fitted kitchen and conservatory which doubles up well as a study.

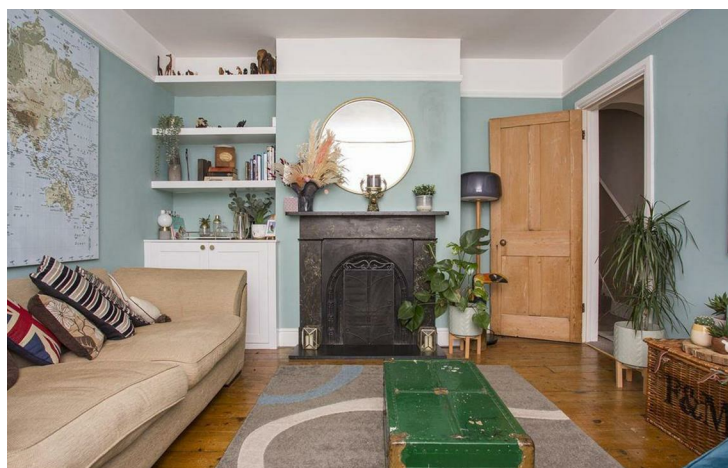
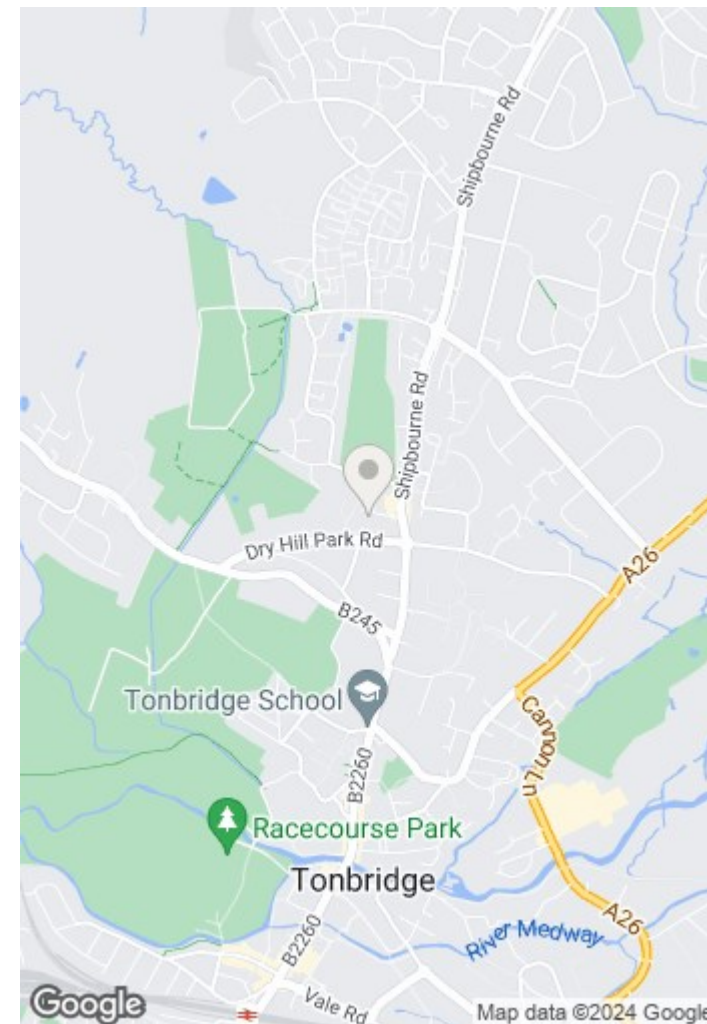
To the first floor there are three good sized bedrooms, two of which are larger as they take advantage of going over the side passageway. There is also a contemporary bathroom. We also feel that there could be further potential within the current roof space subject to planning.

Outside there is a south facing rear garden with flower and shrub borders as well as 2 sheds and a paved patio.

VIEWINGS ARE RECOMMENDED

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 well-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).





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Sales & Lettings

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