



5 Elgar Close, Tonbridge, TN10 4EA.

Guide price £525,000 - £550,000

Jack Charles  
Estate Agents

Sales & Lettings

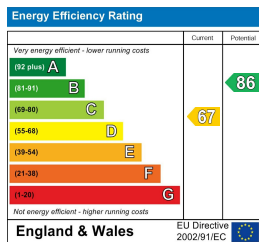
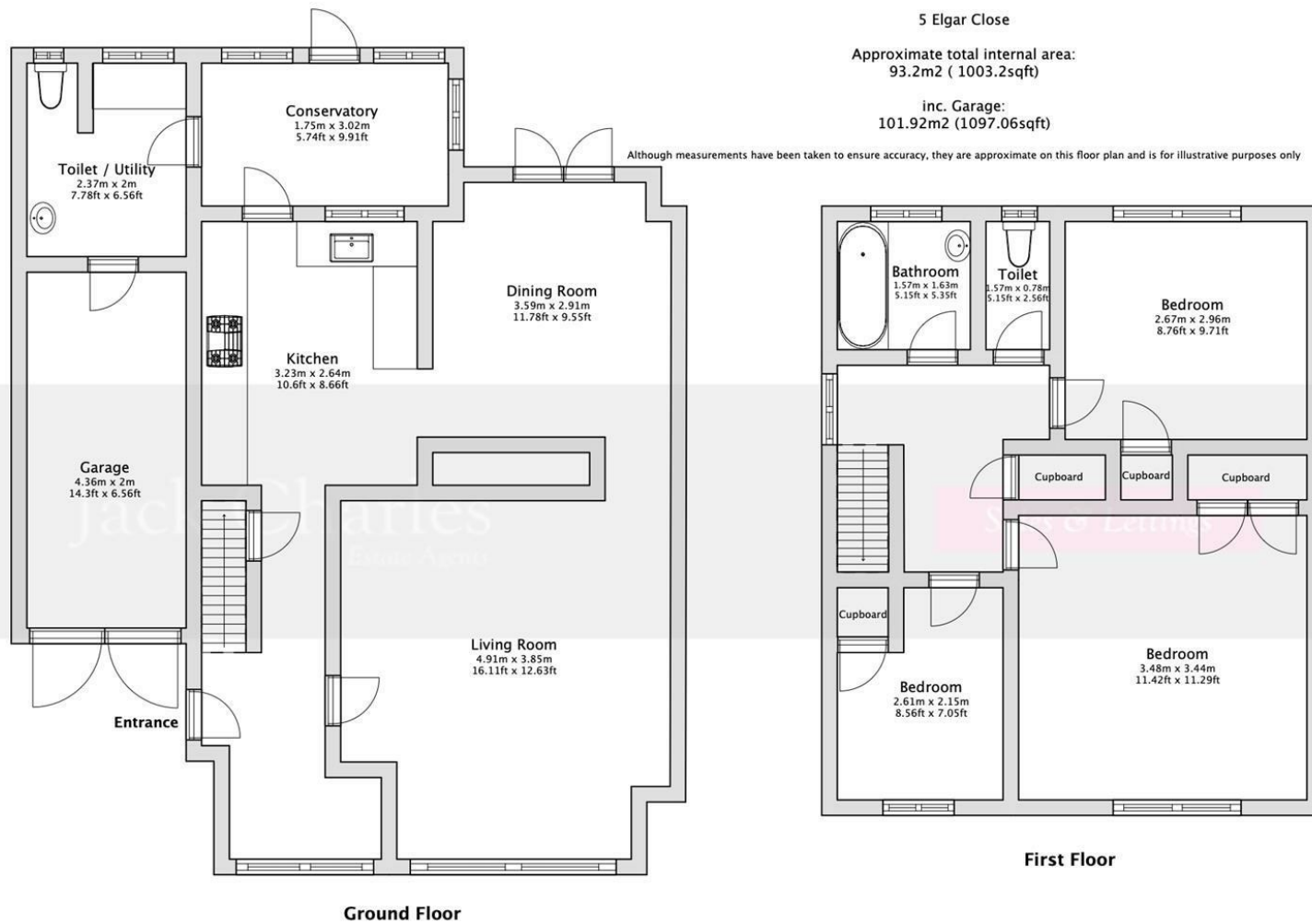


- Fully Refurbished Family Home
- Sitting Room
- Garden room / Conservatory
- High Quality Refurbished Home

- Three Bedrooms
- Dining Room
- Brand New Bathroom

- Reception Hall with Study
- Brand New Kitchen
- Gardens, Garage & 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.



**Important Notice:**  
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## To Be Sold

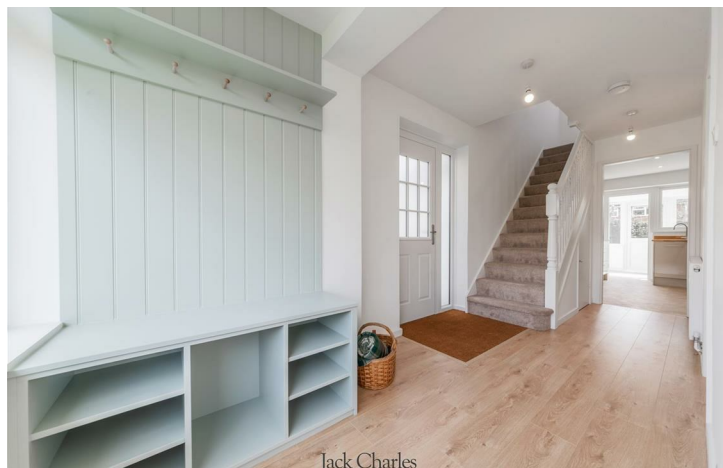
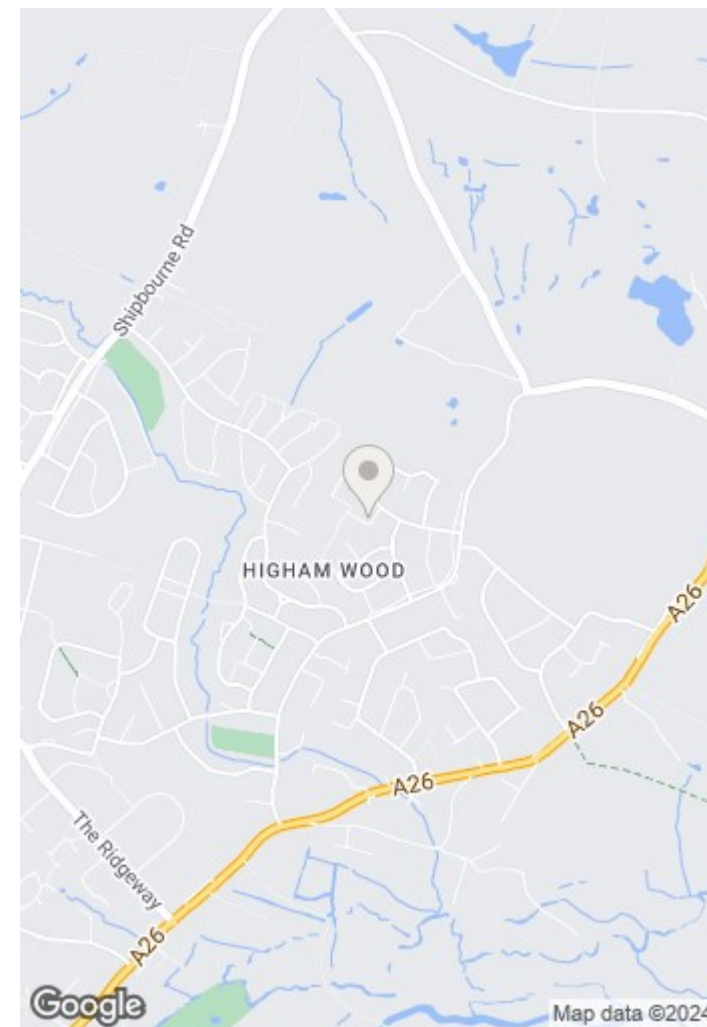
Jack Charles are delighted to offer for sale this beautifully presented and refurbished family home situated in close proximity to Woodlands Primary School. The property has been modernised to a very high standard and has the benefit of being sold with no forward chain.

As you enter via the side door you are welcomed by a lovely bright hall way that has stairs to the first floor and a large study or reception area to the front with lots of natural light. Doors lead through to the kitchen and living room which is to the front, and is partially open plan with the dining area to the rear there is brand new carpet laid through out there rooms and there is a connecting door to the kitchen and a window to the rear over looking the garden. The kitchen has a brand new range of matching units incorporating cupboards and drawers and soft close doors, built in hob and seperate oven space for appliances and a sink unit drainer. There is a door through to a rear lobby which leads to the garden room and also garage and a very useful utility / WC.

To the first floor there are three good sized bedrooms and a brand new bathroom suite with shower over and outside there are good sized front and rear gardens mainly lawned with flower and shrub borders. The drive provides parking for upto 3 cars and the garage has an up and over door power and light. 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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