



28a Ridgeway Crescent, Tonbridge, TN10 4NP.

Guide Price £695,000

Jack Charles
Estate Agents

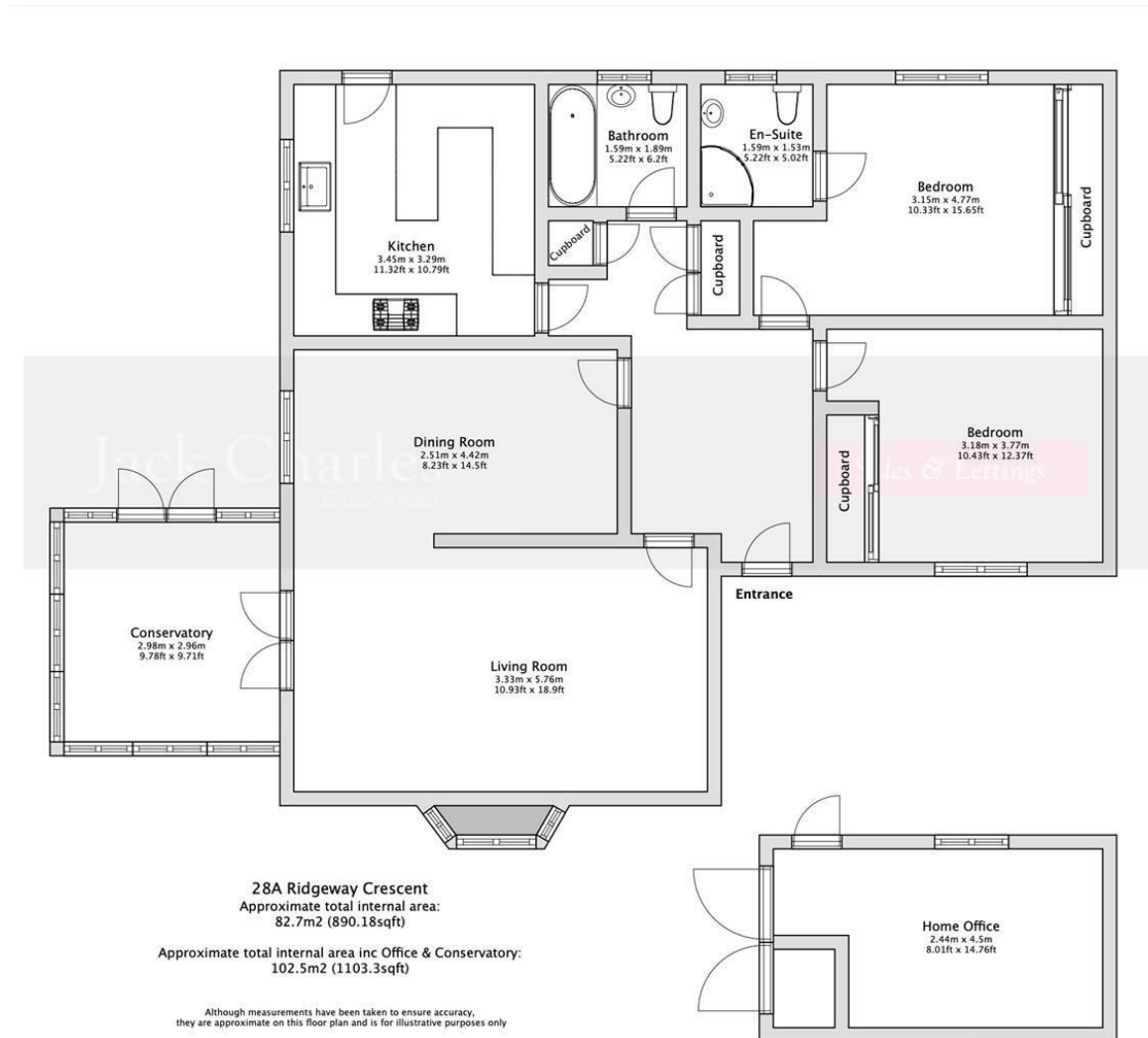
Sales & Lettings

- Detached Bungalow
- Living Room
- Ensuite & Family Bathroom

- Two Bedrooms
- Conservatory
- Gardens & Ample Parking

- Potential To Reconfigure Into 3 Bedrooms
- Kitchen/Breakfast Room
- Detached Home Office/Studio

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			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Jack Charles are delighted to offer for sale this well presented detached bungalow situated in a tucked away position in a popular location. The property is configured as two bedrooms but could be three, with some small alterations as the separate dining room lends its self to being reconfigured. Internally the accommodation comprises from a spacious entrance hall with cupboards, the living room is to the front with doors to a lovely conservatory and an arch way leading to a separate dining room. The kitchen / breakfast room is a good sized and has a range of matching units, breakfast bar and space for appliances. Both bedrooms are a good size with built in wardrobes and bedroom one has an ensuite shower room. The family bathroom with a shower over completes the accommodation.

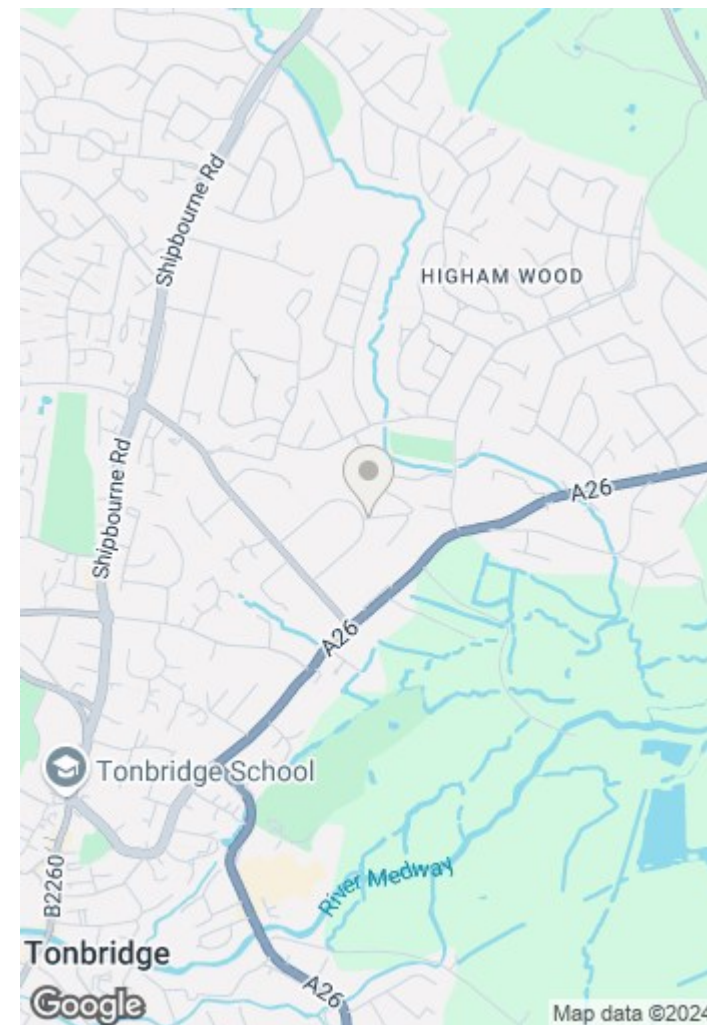
Outside the property has the freehold to the approach lane and has a drive providing parking for several cars. The detached garage has been converted to provide an office / studio with power and light and a side door. To the front there is a small storage area. The gardens are have been beautifully looked after with an array of colourful plants and shrubs, to the side is a paved terrace providing a perfect seating area, there is an area of lawn which also continues to the rear where there is a further terraced seating area, garden shed and green house.

Other benefits are that there is an air conditioning unit to bedroom one, gas central heating and double glazing.

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 green etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a 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 range 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).



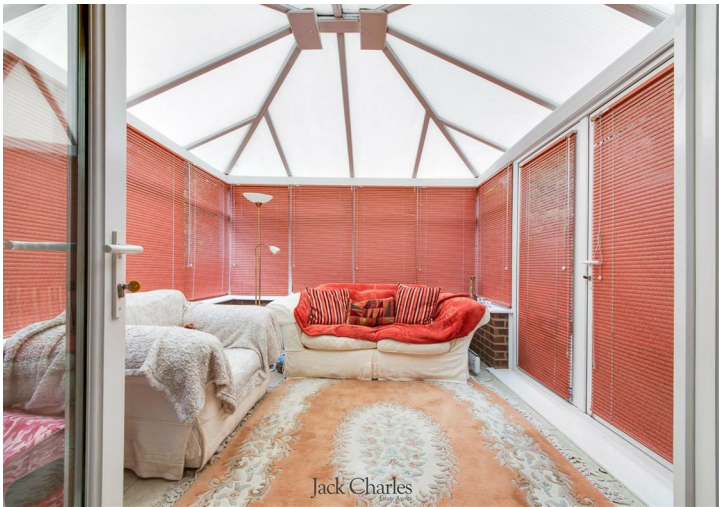
Jack Charles



Jack Charles



Jack Charles



Jack Charles
Estate Agents



Jack Charles
Estate Agents



Jack Charles
Estate Agents



Jack Charles
Estate Agents

Jack Charles
Estate Agents

Sales & Lettings

6 London Road
Tunbridge 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



Jack Charles
Estate Agents



Jack Charles
Estate Agents



Jack Charles
Estate Agents