



70 Ridgeway Crescent, Tonbridge, TN10 4NR.

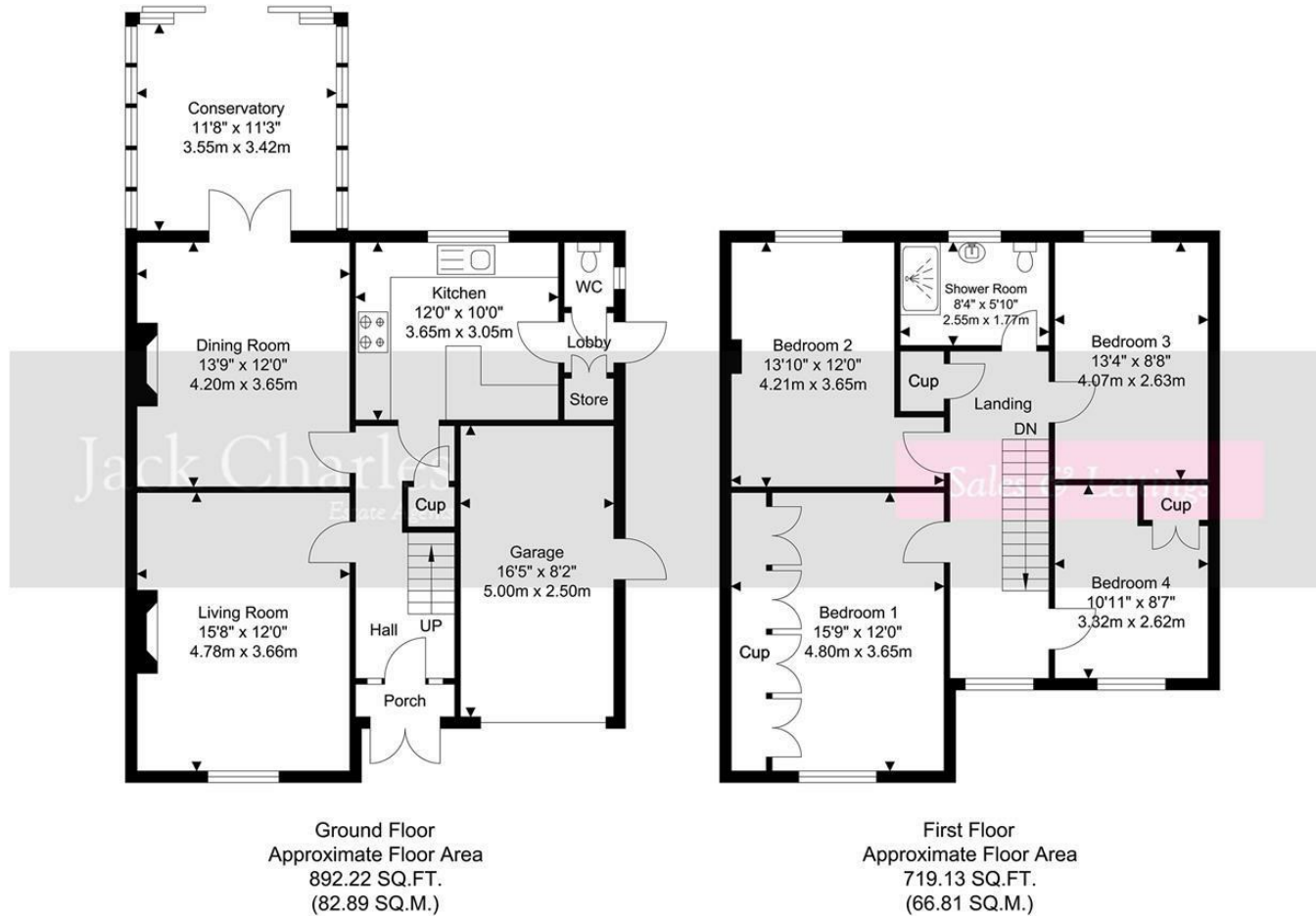
Guide Price £750,000 - £800,000

Jack Charles  
Estate Agents

Sales & Lettings

- Detached Family Home
- Living Room
- Kitchen / Breakfast Room
- Four Bedrooms
- Dining Room
- Front & Rear Gardens
- Family Shower Room
- Conservatory
- 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.



Ground Floor  
Approximate Floor Area  
892.22 SQ.FT.  
(82.89 SQ.M.)

First Floor  
Approximate Floor Area  
719.13 SQ.FT.  
(66.81 SQ.M.)

TOTAL APPROX FLOOR AREA 1612.00 SQ.FT. (149.70 SQ. M.)  
For Identification Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		60	80
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

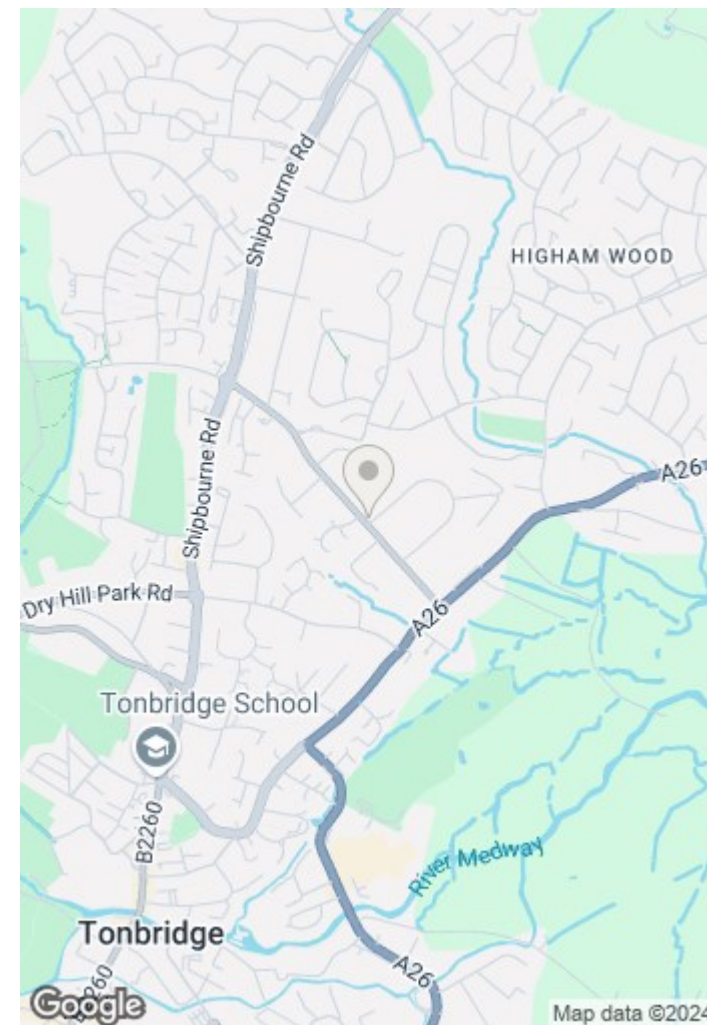
Jack Charles are delighted to offer for sale this detached family home situated in a sought after road just off The Ridgeway. The property is in need of some modernising and upgrading and could be extended subject to the relevant permissions. You enter into an entrance porch which leads to the hallway, this has an under stairs cupboard and access to the living room, dining room and kitchen. The living room is to the front and the dining room is to the rear with doors leading into a conservatory. The kitchen / breakfast room is also to the rear and is well presented with a breakfast bar and integrated appliances. Door leads to a side lobby where there is a cloakroom / WC, cupboard with space and plumbing for washing machine and tumble dryer and a door to the outside. To the first floor there are 4 bedrooms and a family shower room.

Outside there is a driveway to the front, garage and access to the rear via a partially covered walkway where there is a door to the kitchen. The rear garden is mainly laid to lawn with a garden shed, mature trees and shrubs and offers a good degree of privacy.

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**  
Estate Agents

**Sales & Lettings**

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