



11 Uridge Crescent, Tonbridge, TN10 3EB.

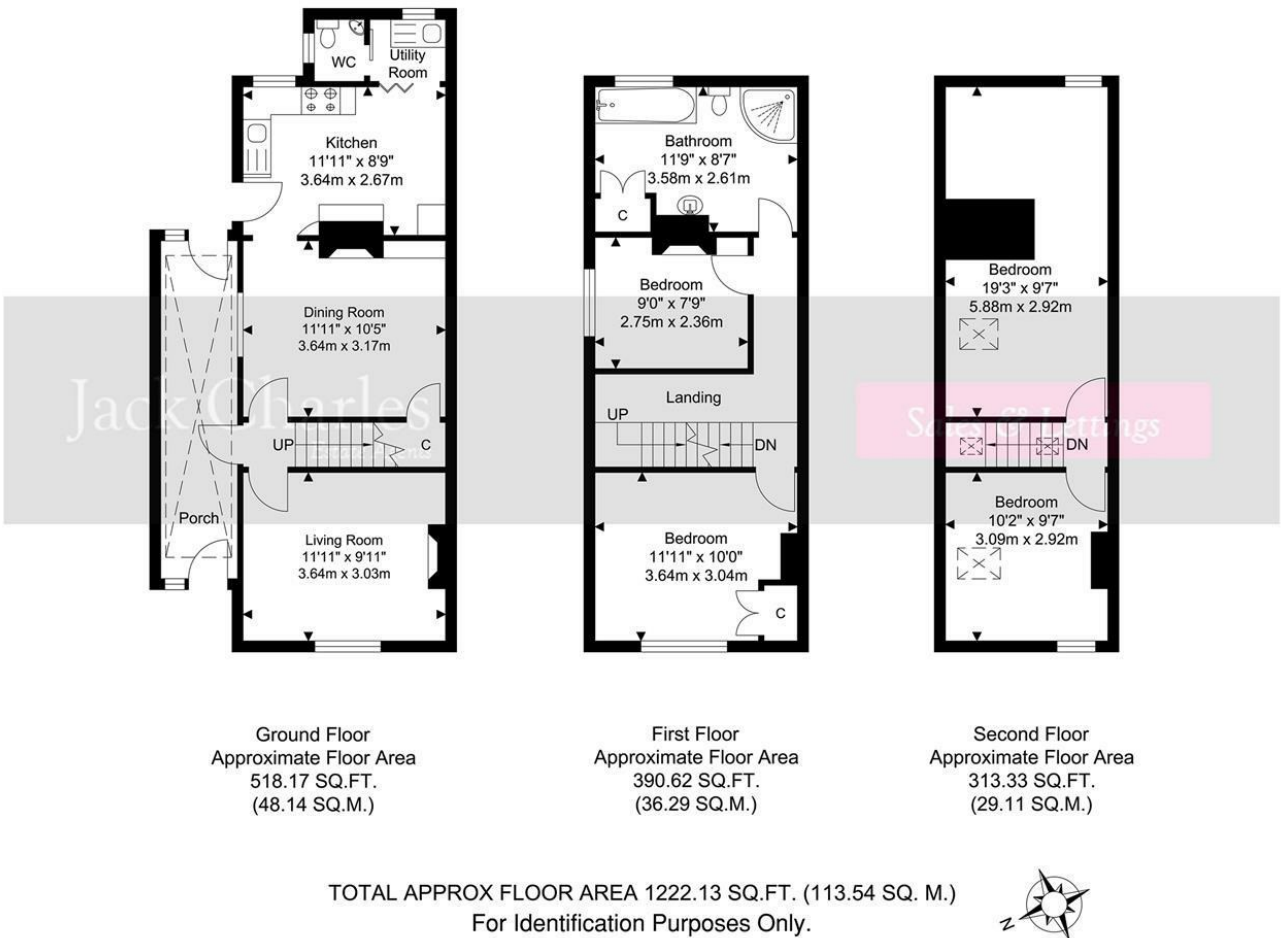
Guide Price £480,000 - £500,000

Jack Charles
Estate Agents

Sales & Lettings

- Semi Detached House
 - Utility & Cloakroom
 - First Floor Bathroom
- Four Bedrooms
 - Dining Room
 - Garden
- Kitchen
 - Sitting Room
 - Walking Distance to MLS & High Street

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		
(81-91) B		
(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		

Important Notice:
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To Be Sold

Jack Charles are delighted to offer for sale this spacious and versatile four bedroom Victorian family home, situated just to the north of Tonbridge High Street in the highly popular location of Uridge Crescent. Arranged over three floors, the property offers excellent accommodation throughout with further scope to enlarge, subject to the necessary consents.

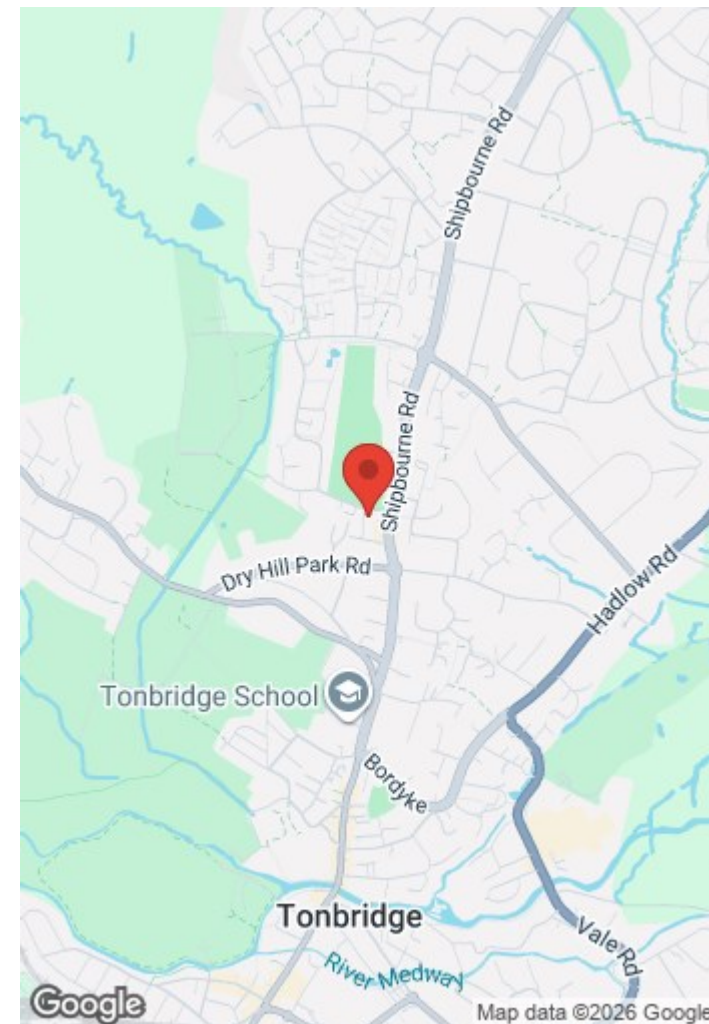
To the ground floor as you enter the property there is a useful entrance conservatory area, ideal for coats, boots and additional storage as well as access out to the rear. Internally there is a small entrance hall, two reception rooms, with the sitting room positioned to the front and the dining room providing access to an under stairs cupboard leading to a partial cellar area. There is also a fitted kitchen with utility area and a downstairs cloakroom.

To the first floor there are two well proportioned bedrooms together with a large family bathroom. The second floor currently provides two loft rooms, one of which is particularly impressive in size and incorporates both a bedroom and living area. There is potential to modify this space further to create additional bathroom facilities, subject to any necessary building regulations and consents.

Externally the property benefits from a pretty rear garden offering a pleasant outdoor space for entertaining and family use and internal viewings come highly 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 High Street stores, 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).





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