



21 Salisbury Close, Tonbridge, TN10 4PJ

Asking price £699,950

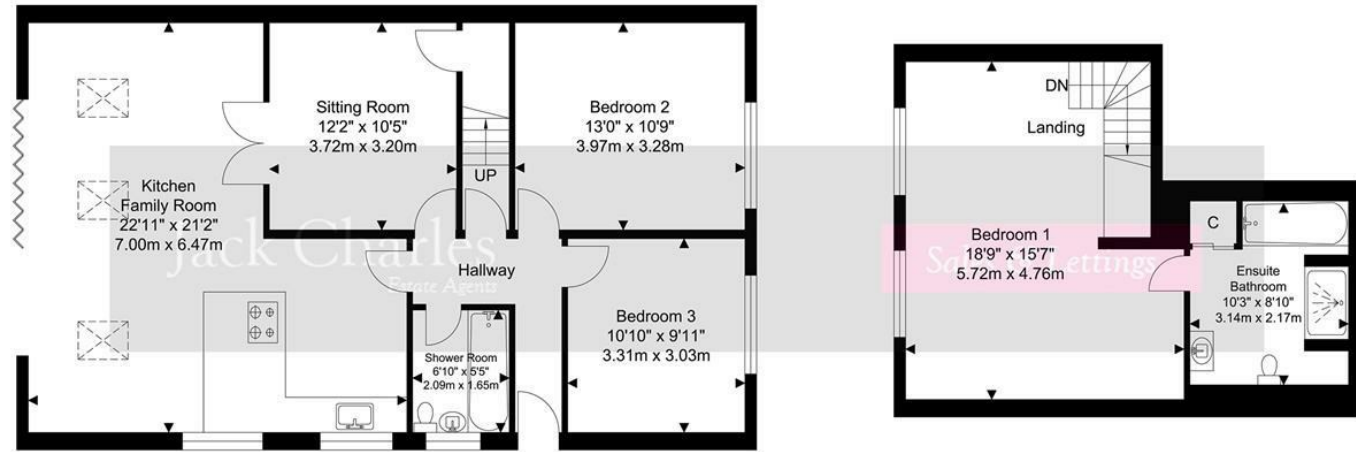
Jack Charles
Estate Agents

Sales & Lettings

21 Salisbury Close,
Tonbridge, TN10 4PJ

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.

- Stunning Chalet Bungalow
- Three Double Bedrooms
- Large Master Suite
- Ensuite & Dressing Area
- Ground Floor Shower Room
- Super open plan kitchen / living / dining room
- Separate Sitting Room
- Rear Garden with Studio
- Ample Parking



Ground Floor
Approximate Floor Area
923.00 SQ.FT.
(85.75 SQ.M.)

First Floor
Approximate Floor Area
362.85 SQ.FT.
(33.71 SQ.M.)

TOTAL APPROX FLOOR AREA 1285.82 SQ.FT. (119.46 SQ. M.)
For Identification Purposes Only.



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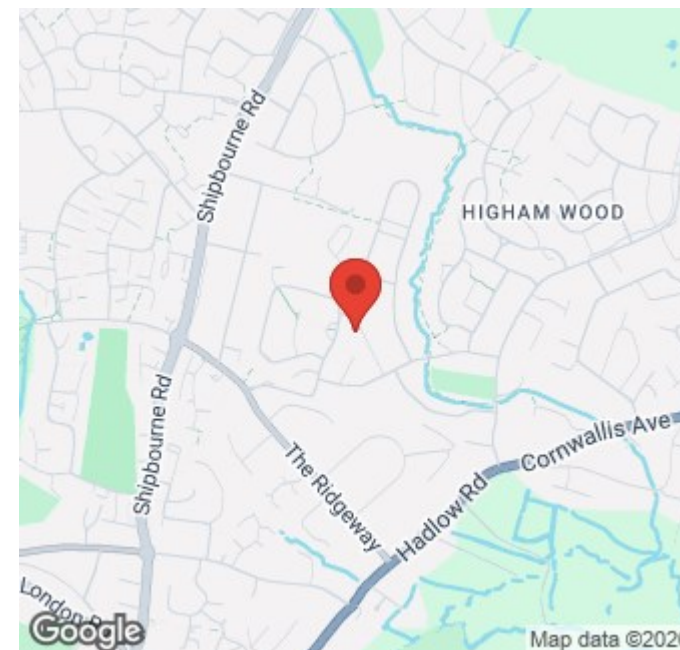
To Be Sold

Jack Charles are delighted to offer this luxuriously appointed chalet bungalow, beautifully updated and modernised by the current owners to an exceptional standard throughout, positioned toward the end of a cul-de-sac

This stylish home provides light and well balanced accommodation ideal for modern living. A welcoming entrance hall with Amtico flooring leads through to the sitting room and impressive open plan kitchen, dining and family space. The sitting room flows seamlessly into this bright and airy area, enhanced by skylights with LED strip lights and bi fold doors opening fully onto the rear garden, perfect for both everyday living and entertaining. The kitchen is fitted with a range of contemporary units, Quartz worktops and integrated appliances including an induction hob and pop up extractor, double oven, extractor, washer dryer and dishwasher.

The ground floor also offers two double bedrooms and a modern family shower room, ideal for those seeking single level living. Upstairs, the generous open plan primary suite features a luxurious en suite bathroom with bath, vanity unit, WC and separate shower.

Outside, there is a block paved driveway providing ample parking and a High-quality Pod Point EV charger , with double gates leading to additional parking and a spacious patio area ideal for entertaining. The landscaped gardens offer a private and secluded setting, and a detached studio /office or workshop with power and lighting adds further versatility. 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 High Street stores, 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).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		76	
(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	







