



11 Uridge Crescent, Tonbridge, TN10 3EB.

Asking price £500,000

Jack Charles  
Estate Agents

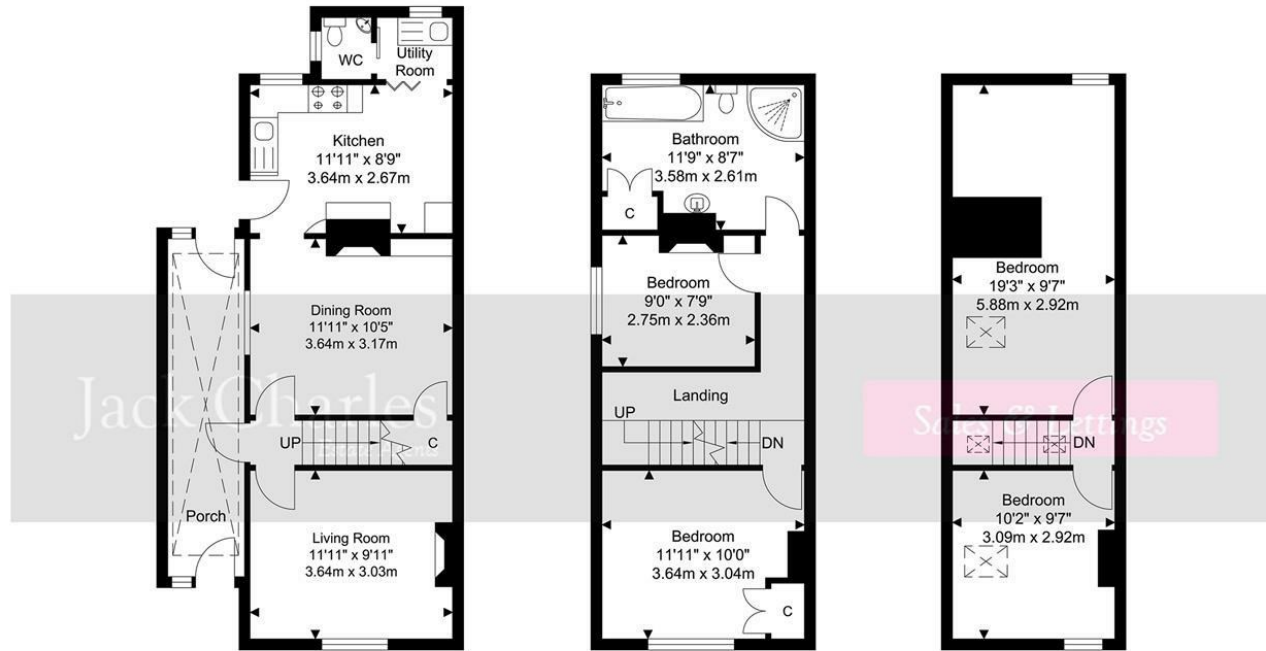
Sales & Lettings

- 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.



Ground Floor  
Approximate Floor Area  
518.17 SQ.FT.  
(48.14 SQ.M.)

First Floor  
Approximate Floor Area  
390.62 SQ.FT.  
(36.29 SQ.M.)

Second Floor  
Approximate Floor Area  
313.33 SQ.FT.  
(29.11 SQ.M.)

TOTAL APPROX FLOOR AREA 1222.13 SQ.FT. (113.54 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		50	67
(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 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.

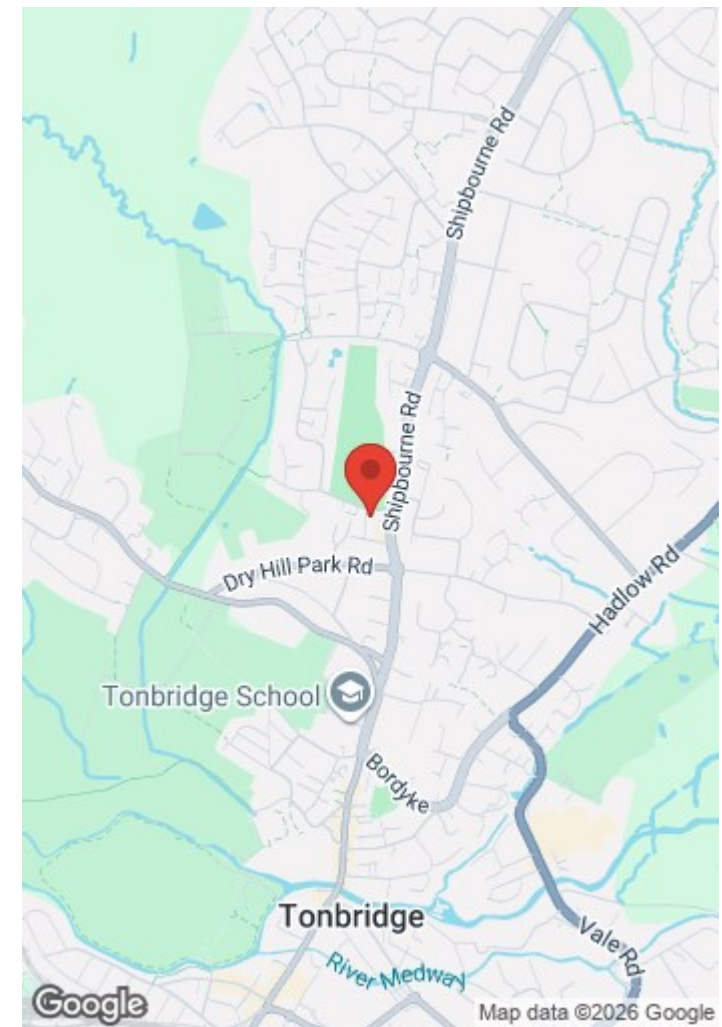
To the ground floor as you enter the property there is a useful entrance conservatory area, ideal for coats, boots and additional storage as well as access out to the rear. Internally there is a small entrance hall, two reception rooms, with the sitting room positioned to the front and the dining room 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).





**Jack Charles**  
Estate Agents

**Sales & Lettings**

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