



29 Uridge Road, Tonbridge, TN10 3EA.

Guide Price £425,000 - £450,000

Jack Charles
Estate Agents

Sales & Lettings

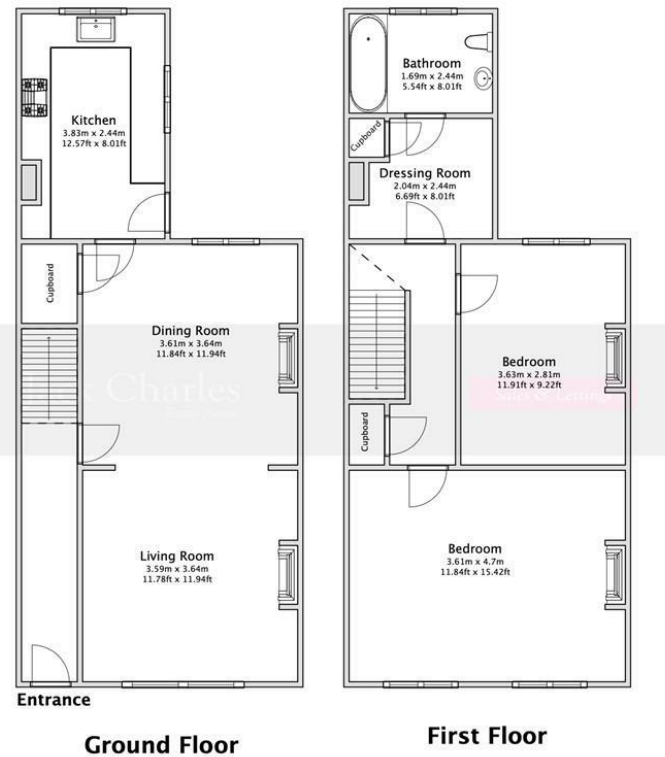
- Well Presented
- Living Room
- First Floor Bathroom
- Deceptively Spacious
- Dining Room
- Dressing Room / Study Area
- Two Bedroom Home
- Kitchen
- Rear Garden

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.

29 Uridge Road

Approximate total internal area:
88.24m² (949.81sqft)

Although measurements have been taken to ensure accuracy,
they are approximate on this floor plan and is for illustrative 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	65	74
(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 attractive Victorian terraced home, beautifully presented throughout and conveniently situated within easy reach of Tonbridge town centre, mainline station and local amenities. The property is located in a quiet road with no through traffic and falls within the catchment area for the sought after Slade Primary School.

The property offers well balanced accommodation arranged over two floors and retains much of the charm associated with homes of this period, including feature fireplaces, good ceiling heights and well proportioned rooms.

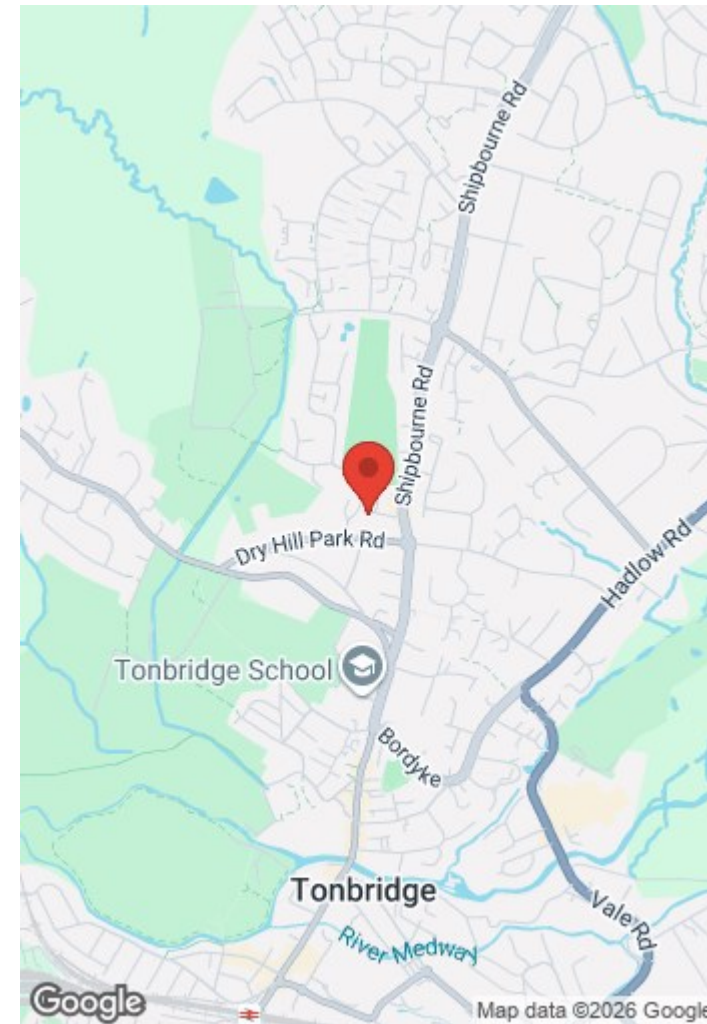
You entered via the front door into a welcoming hall which in turn leads to an living room positioned to the front of the property, featuring a fireplace and a large window providing excellent natural light. To the rear there is a separate dining room which also benefits from a feature fireplace and offers an excellent space for entertaining or family dining. The dining room opens through to the kitchen, which is fitted with a range of modern wall and base units with work surfaces over, integrated appliances and views across the rear garden.

To the first floor there are two well proportioned bedrooms. The principal bedroom is a generous double room with attractive fireplace and ample space for wardrobes and additional furniture. The second bedroom is also a comfortable double room overlooking the rear garden. In addition, there is a useful dressing room which provides excellent storage and could also be utilised as a study area if required. The family bathroom is fitted with a modern suite including a bath with shower over, wash hand basin and WC.

Externally the property enjoys a delightful rear garden which is mainly laid to lawn with a decked seating area immediately to the rear of the house, ideal for outdoor dining and relaxation. The garden is bordered by mature planting and fencing providing a pleasant and private outdoor space.

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).



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