



23 Ely Gardens, Tonbridge, TN10 4NZ.

Offers in excess of £950,000

Jack Charles
Estate Agents

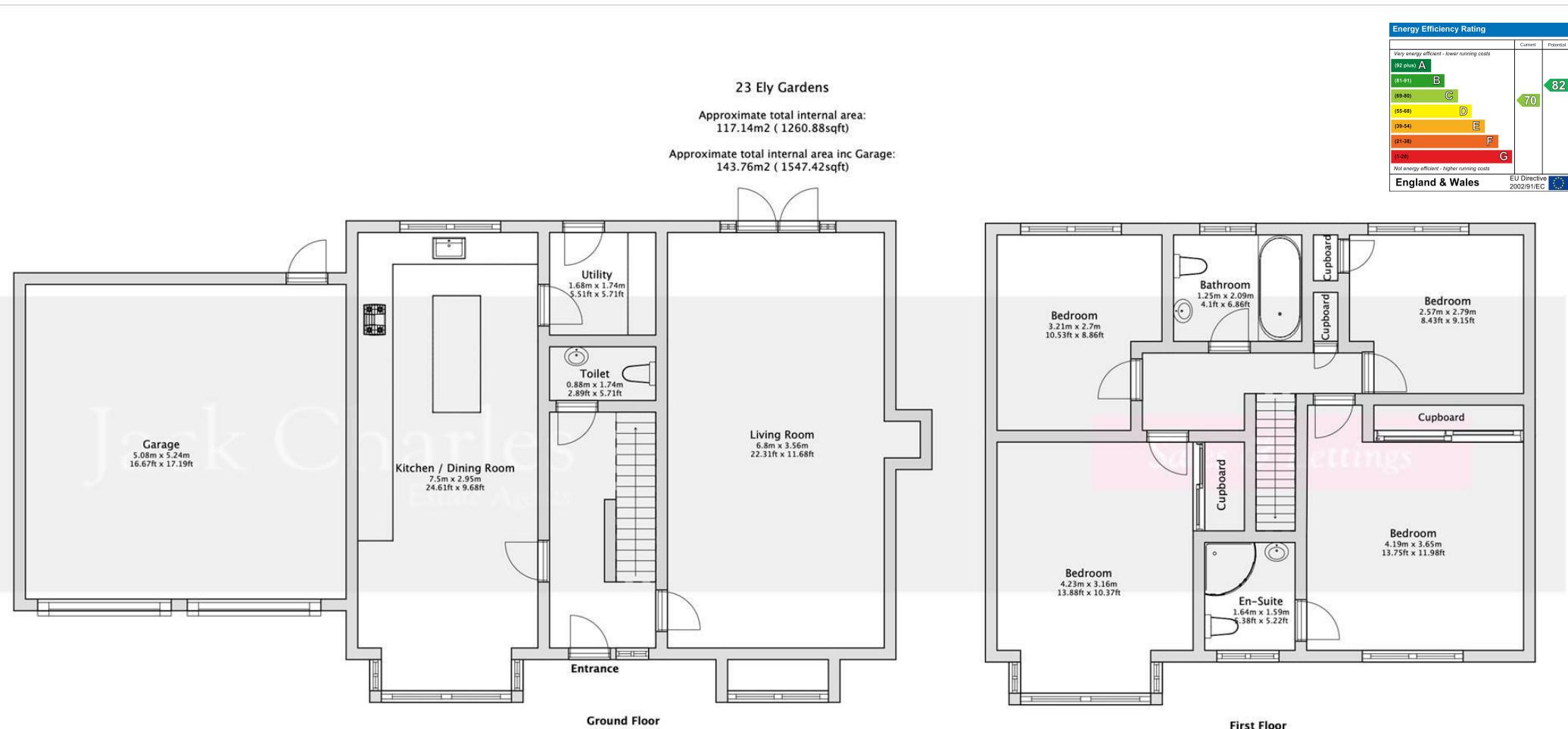
Sales & Lettings

- Detached Family Home
- Two Bathrooms
- Utility Room
- Desirable Location

- Immaculately Presented
- Living Room
- West Facing Garden

- Four Bedrooms
- Kitchen / Dining Room
- Double 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.



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

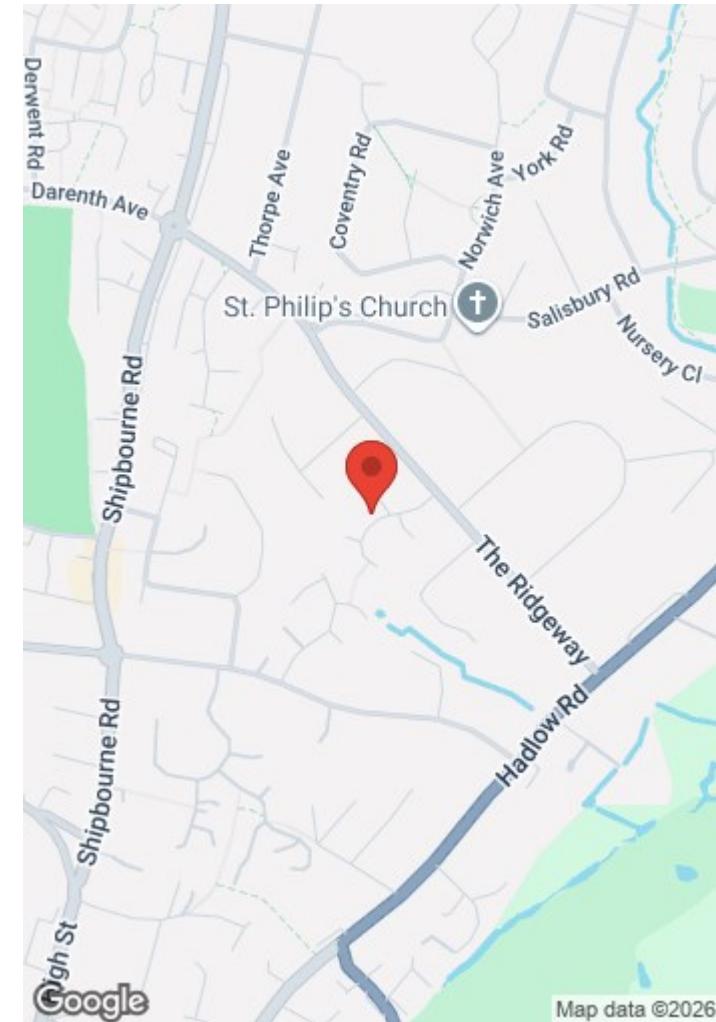
Jack Charles have the pleasure of offering for sale this beautifully presented detached family home situated in a favoured location just off The Ridgeway, and a short walk to town. The property offers scope STPP to extend to the rear and over the garage and into the loft space which others have done in the road. Internally the well appointed and presented accommodation comprises entrance hall, cloakroom/WC, a large double aspect living room with doors leading onto the garden. A stunning kitchen/breakfast room with two ovens, hob, wine fridge and fridge freezer, Quartz work tops and a central island, under cupboard and work top lighting, door to a utility room with cupboards and a door leading to the garden.

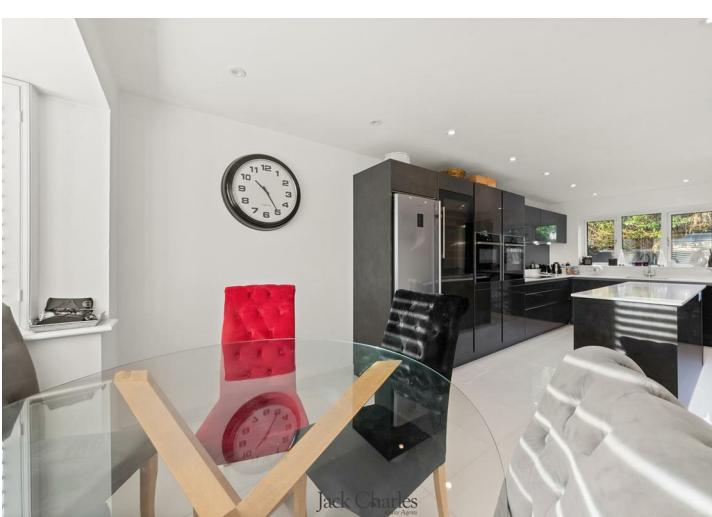
To the first floor, there are four bedrooms and a family bathroom. The master bedroom has built in wardrobes and an ensuite shower room.

Outside, the property has a level lawned rear garden with a super paved terrace and pergola with side privacy panelling and a mobile bar available by separate negotiation. The rear garden has a west facing aspect enjoying all the afternoon and evening sun and has been designed for low maintenance. There is access via both sides and to the rear of the double garage which has two electric doors, power and light. To the front is a small area of lawned garden and parking for two cars in front of the double garage.

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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