



Elmshurst Gardens, Tonbridge – TN10 3RA  
Tonbridge

£625,000  
est. 1828  
**bracketts**





- Four Bedroom
- Semi Detached Family Home
- Sought After North Tonbridge Location
- Arranged Over Three Floors – Loft Conversion
- Modernised Throughout
- Open Plan Kitchen / Dining Room
- Sitting Room

Offered for sale is this Immaculately presented four-bedroom semi detached family Home in Sought-After Elmshurst Gardens, North Tonbridge. Set within a quiet no-through road in the highly desirable Elmshurst Gardens development, this beautifully extended four-bedroom semi-detached property well positioned for woodland walks, the local amenities of York Parade, and a selection of highly regarded schools. Stylishly modernised and immaculately maintained throughout, the accommodation is both spacious and versatile. The ground floor comprises entrance hall, cloakroom WC, sitting room and a modernised open plan kitchen dining room with doors to garden. To the first floor, three well-proportioned bedrooms along with a family bathroom. Stairs leading to the second floor principal bedroom with bespoke fitted wardrobes & a newly fitted en suite shower. Externally, the property continues to impress with a large private rear garden mainly laid to lawn with mature shrubs, trees & borders. To the front, there is private off-street parking for 2-3 vehicles. Early viewing is highly recommended



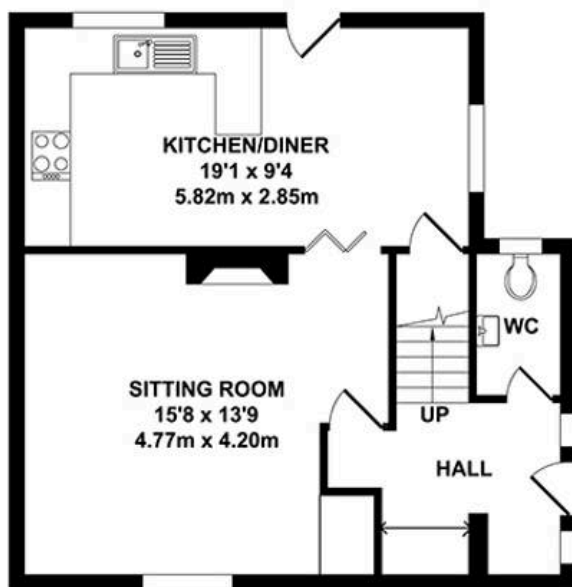
Council Tax band: E

Tenure: Freehold

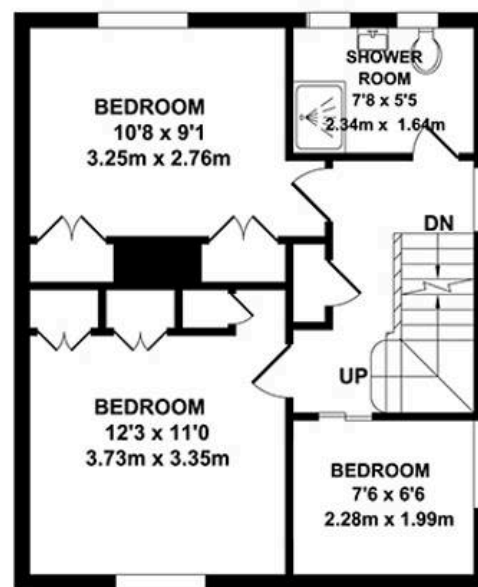




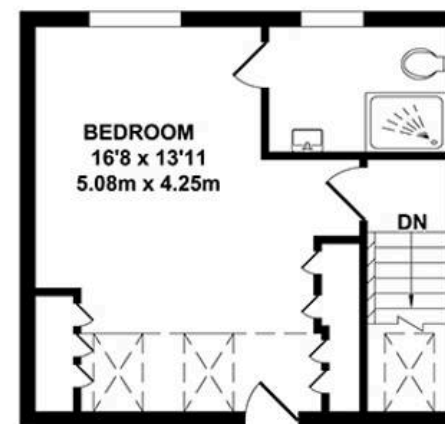




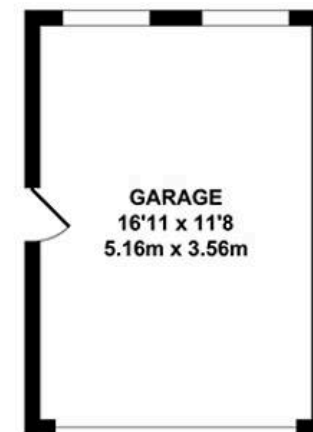
**GROUND FLOOR**  
APPROX. FLOOR AREA  
503 SQ.FT.  
(46.71 SQ.M.)



**FIRST FLOOR**  
APPROX. FLOOR AREA  
449 SQ.FT.  
(41.67 SQ.M.)



**EAVES**  
**SECOND FLOOR**  
APPROX. FLOOR AREA  
293 SQ.FT.  
(27.22 SQ.M.)



**OUTBUILDING**  
APPROX. FLOOR AREA  
198 SQ.FT.  
(18.37 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1442 SQ.FT. (133.97 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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