



Elmshurst Gardens, Tonbridge, Kent, TN10 3RA

Guide Price £695,000

When experience counts...

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**bracketts**



Offered for sale is this Immaculately presented four-bedroom Family Home in Sought-After Elmhurst Gardens, North Tonbridge. Set within a quiet no-through road in the highly desirable Elmhurst 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, dining room, sitting room and the stunning open-plan kitchen / dining and family area with bi-folding doors to garden. Further benefits include a utility. To the first floor, three well-proportioned bedrooms along with a family shower room finished to a high standard. The second floor offers a further double bedroom with a newly fitted family bathroom. Externally, the property continues to impress. The landscaped two tier rear garden has been thoughtfully designed, featuring a detached studio or home office—ideal for remote work or gym as well as a newly built, fully covered outdoor kitchen and bar area. To the front, there is private off-street parking for two to three vehicles. Early viewing is highly recommended.

Four Bedrooms

Extended Semi Detached Family Home

Immaculately Presented Throughout

Cloakroom WC & Utility Room

Large Open Plan Modern Kitchen / Dining / Family Room With Bi Fold Doors and Study Area

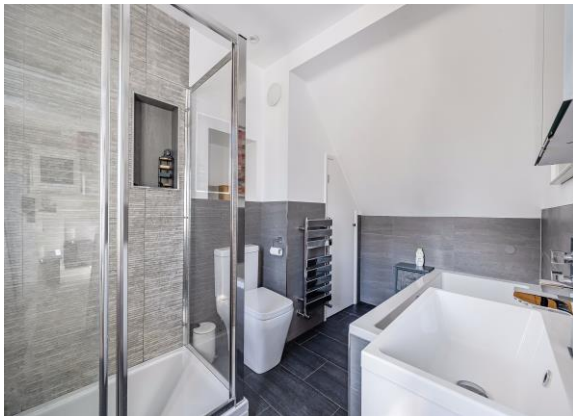
Two Further Reception Rooms

Arranged Over Three Floors

En Suite Bathroom & Separate shower Room

Landscaped Rear Garden with Detached Studio / Outdoor Kitchen /





## LOCATION: Tonbridge

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, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many 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 first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. 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).

## ADDITIONAL INFORMATION:

Council Tax Band E

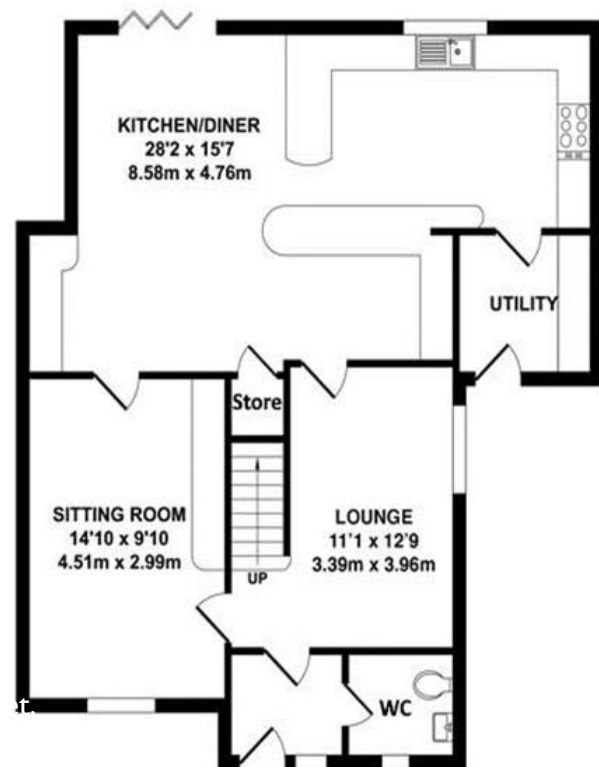
Double Glazed Windows

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		76 C	85 B

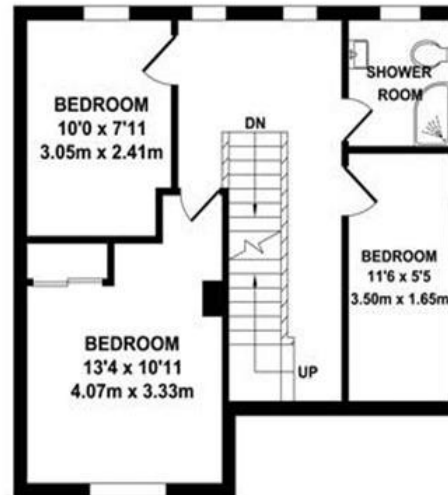


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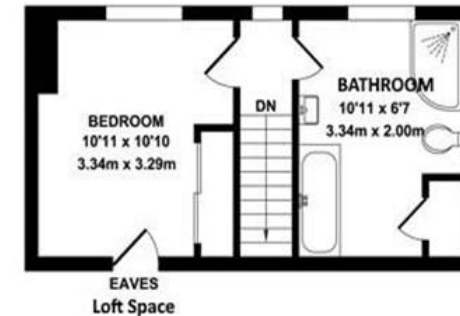




GROUND FLOOR  
APPROX. FLOOR AREA  
768 SQ.FT.  
(71.32 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
412 SQ.FT.  
(38.32 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR AREA  
233 SQ.FT.  
(21.64 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1413 SQ.FT. (131.28 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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