



2 Estridge Way, TN10 4JT





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Description

Set on the corner plot of this quiet and sought after North Tonbridge location is this stunning four-bedroom, two bathroom semi-detached family home.

Immediately upon entering the property you walk into a good-sized hallway providing a warm and inviting entrance and setting the tone for the rest of the house. There is a spacious lounge that has a feature fireplace and large windows that flood the room with natural light, creating a warm and cosy feel. Adjacent to the well equipped kitchen, the dining room is perfect for intimate family meals or entertaining and leads out on to a perfect sized garden with a paved patio. The ground floor also comes with an under stairs utility area, separate WC and side access from the front drive.

The first floor comprises a generous main bedroom, benefitting from an ensuite shower room, as well as plenty of fitted wardrobe space. There are three additional well-proportioned bedrooms, with two spacious doubles and one smaller single bedroom, providing ample space for family members or guests. Loft access and a stylish family bathroom with contemporary fixtures and underfloor heating completes this floor.

The property is perfectly located with Tonbridge Town Centre and the mainline train station only 1.5 miles away, Woodlands primary school within easy walking distance and the A26 on your doorstep providing easy access to Maidstone and Central London.





Overview

- Sought After Location
- Spacious Corner Plot
- Quiet Residential Street
- Large Lounge
- Over 1200sq ft of Living Space
- Easy to Maintain Garden
- Driveway for 3 Cars
- Potential for a Loft Extension
(subject to planning)



Approximate total area¹⁾
 133.03 m²
 1431.97 ft²

Reduced headroom
 0.75 m²
 8.08 ft²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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