



1 The Crescent, Tonbridge, Kent, TN9 1JH

Offers in Excess of £480,000

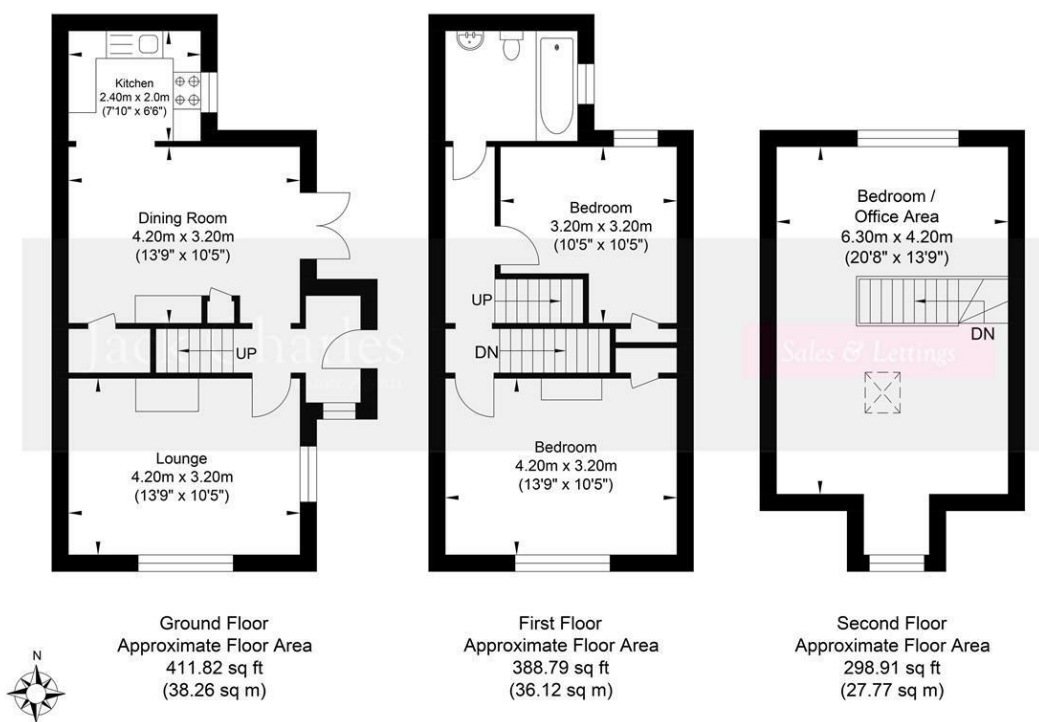
Jack Charles
Estate Agents

Sales & Lettings

- End Of Terrace House
- Living Room
- Front Garden
- Three Bedrooms
- Kitchen
- Parking
- First Floor Bathroom
- Dining Room
- Popular Location Close To Slade School

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.

The Crescent, Tonbridge



Approximate Gross Internal Area = 102.15 sq m / 1099.53 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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To Be Sold

Jack Charles have the pleasure of being appointed as agents for the sale of this wonderful property situated in the heart of the popular Slade area of Tonbridge. The property is beautifully presented throughout and ranges over three floors with accommodation that comprises from side entrance which leads through to a entrance hall with stairs to 1st floor and doors to both living room and dining room, The living room is situated to the front aspect and overlooks the front garden and the dining room has an aspect to the side and there is an under stairs storage cupboard and opening through to a bespoke fitted kitchen with wooden worktops. To the first floor there are two bedrooms and a large family bathroom and to the second floor there is a very large double bedroom with a double aspect offering views both to the front and rear. Outside the property has a driveway which is enclosed by a cast-iron balustrade and spindles providing parking for one car and there is a wooden gate which gives access to the front garden which is beautifully landscaped and laid to lawn with extensive flower and shrub borders. The drive which belongs to this property provides access to another dwelling at the rear property. Viewings are strongly recommended.

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 etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of 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 scale of education from Nursery to College and includes Grammar & Private schools such as the world-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).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		48
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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