



15 Cranford Road, Tonbridge, TN10 4HL

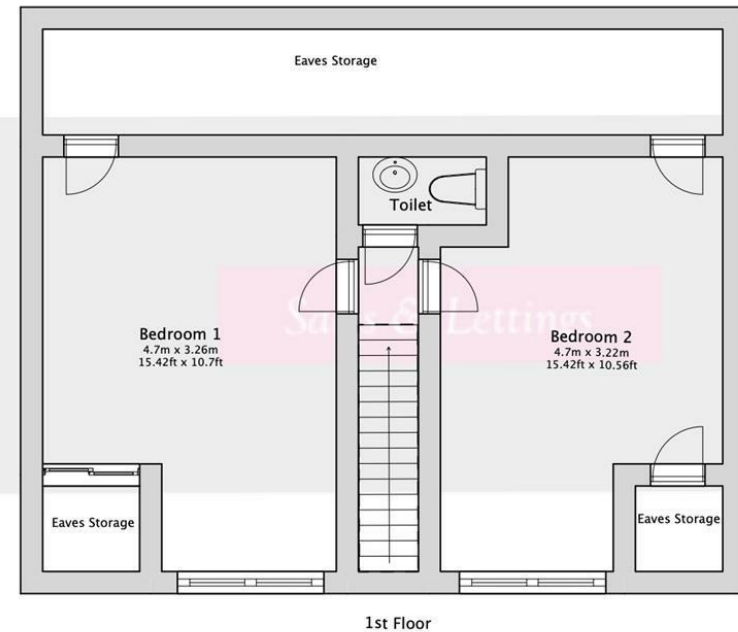
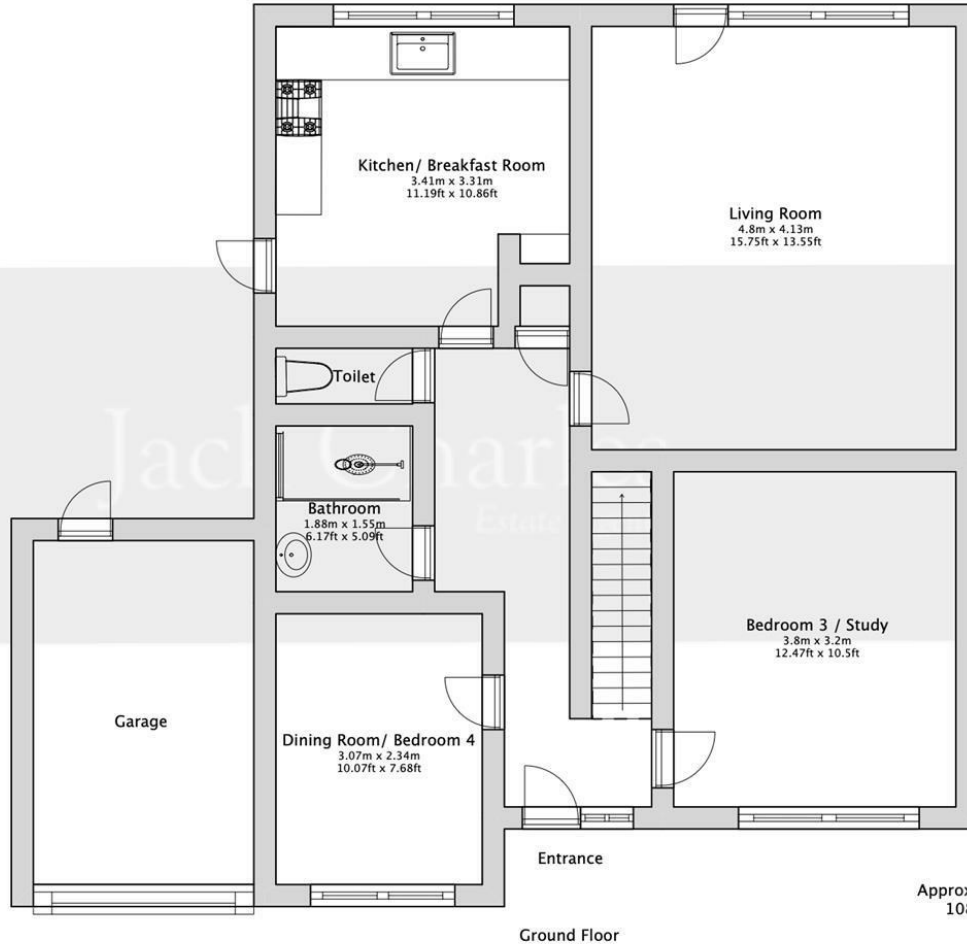
Asking price £550,000

Jack Charles  
Estate Agents

Sales & Lettings

- Asking price £550,000
- Good Size Living Room
- First Floor Wc
- No Onward Chain
- Detached Chalet House
- Dining Room / Bedroom 4
- Ground Floor Bathroom
- Three / Four Bedrooms
- Kitchen / Breakfast Room
- Garage, Drive & Gardens

**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.



**15 Cranford Road**  
Approximate total internal area:  
**108.21m<sup>2</sup> (1164.76sqft)**  
(Excluding Garage)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only.



Energy Efficiency Rating		Current	Target
(D2-D3) A	(D2-D3) B	(D2-D3) C	(D2-D3) D
(D4-D5) E	(D4-D5) F	(D4-D5) G	(D4-D5) G
		75	52
England & Wales		EU Directive 2002/91/EC	

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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.

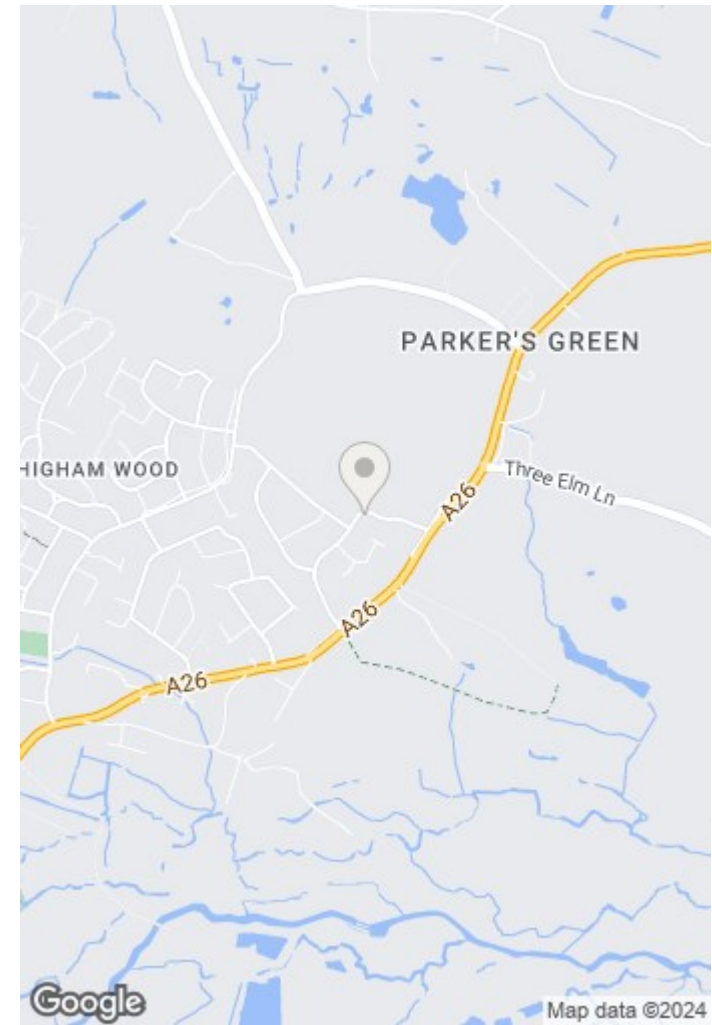
## To Be Sold

Jack Charles are delighted to be appointed as agents for the sale of this wonderful detached Chalet style home situated in a sought after location. The property is well presented and although requires some improvement, it offers great flexibility as to how it can be used. The accommodation is accessed from the entrance hall with stairs to first floor and doors to all ground floor rooms. The living room is situated to the rear with a lovely aspect over the garden. The kitchen / breakfast room is also to the rear and has a range of units, free standing appliances and a cupboard housing a warm air central heating boiler. There are two further reception rooms which could be used as bedrooms along with a recently installed wet room. To the first floor there is a small landing with access to a toilet / WC and doors that lead to two larger double bedrooms both with ample eaves storage and one with fitted wardrobes.

Outside to the front is a lawned garden and driveway leading to an attached garage with up and over door, power, light and door to rear. The rear garden has a paved terrace which continues to the side, the remainder being lawned with well stocked borders, garden shed, greenhouse, large garden storage box and vegetable garden. This property is being sold with no onward chain, viewings are 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).





**Jack Charles**  
Estate Agents

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