



22 Cedar Crescent, Tonbridge, TN10 3QP

Guide Price £700,000 - £750,000

Jack Charles  
Estate Agents

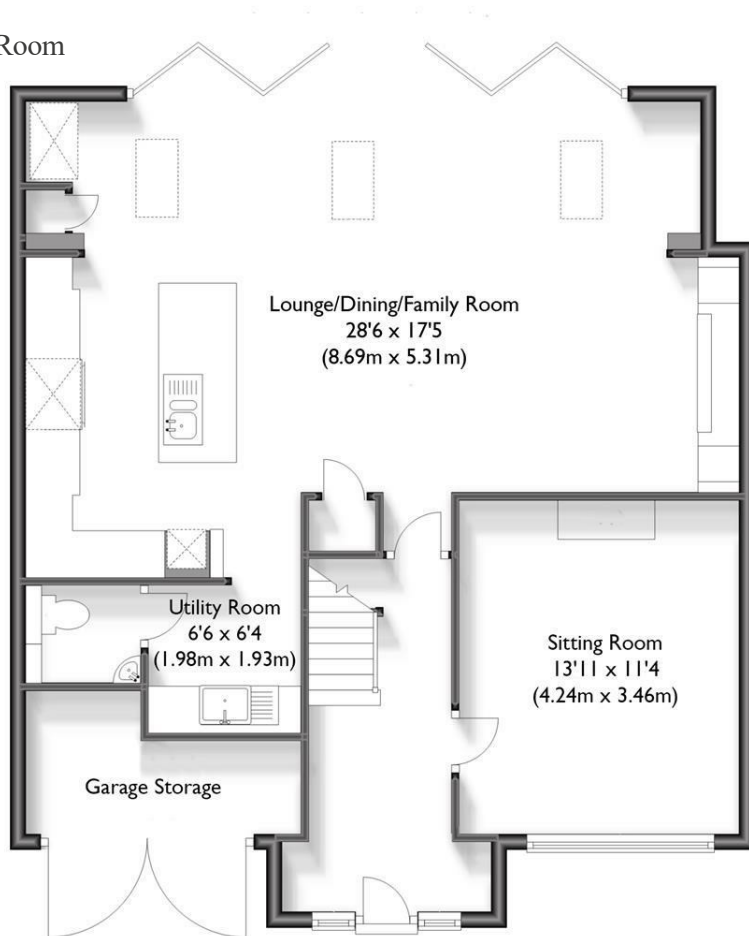
Sales & Lettings



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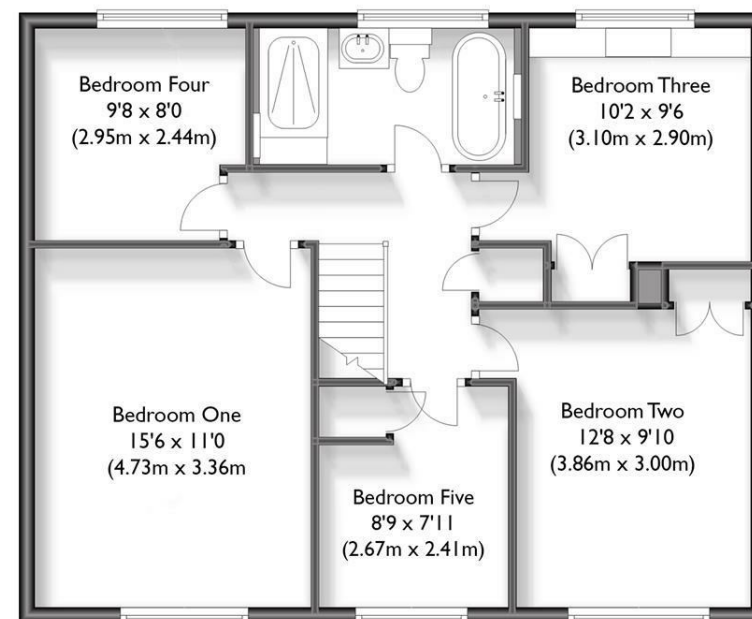
**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Stunning Extended Family Home
- Five Bedrooms
- Open Plan Kitchen / Dining / Family Room
- Separate Sitting Room
- Utility Room
- Cloakroom
- Contemporary Family Bathroom
- Garden & Parking
- Viewings Recommended



Total Floor Area  
1683.8 sqft  
(156.4 sqm)

Ground Floor 950.3 sqft (88.3 sqm) First Floor 733.5 sqft (68.1 sqm)



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## To Be Sold

Jack Charles are delighted to offer for sale this beautifully and tastefully renovated family home. It has been thoughtfully extended and has the most amazing own plan kitchen / family / dining room, perfect for entertaining there are bifold doors which lead out to the garden.

You enter the property into a lovely reception hall that leads to a cosy sitting room and the stunning open plan kitchen / family room. The kitchen has a range of high quality units with quartz worktops, brass handles, a gas cooker, and an American fridge freezer. There is an island with bar stools under. Just off the kitchen is a separate utility room and cloakroom. To the first floor, the landing gives access to five bedrooms and a stunning family bathroom with a walk-in shower, a separate bath.

Outside the garden has a porcelain tiled patio and is designed for easy maintenance with artificial grass and is enclosed by new fencing and to the front is ample parking for up to 3 cars.

## 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 well-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).

