



22 Cedar Crescent, Tonbridge, TN10 3QP

Guide Price £700,000 - £750,000

Jack Charles
Estate Agents

Sales & Lettings

22 Cedar Crescent, Tonbridge, TN10 3QP

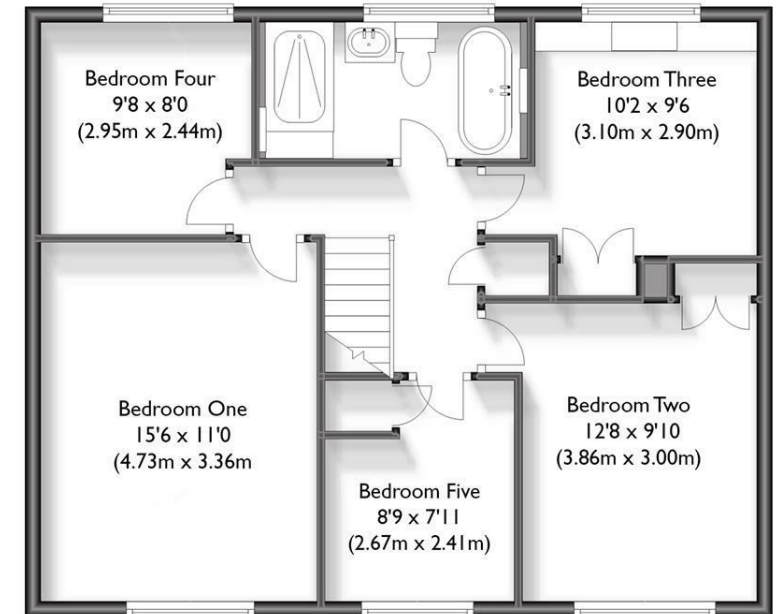
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- 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)



Jack Charles
Estate Agents

Sales & Lettings

6 London Road
Tonbridge Wells
Kent TN11 1DQ
Tel: (01892) 621 721

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

Important Notice:
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

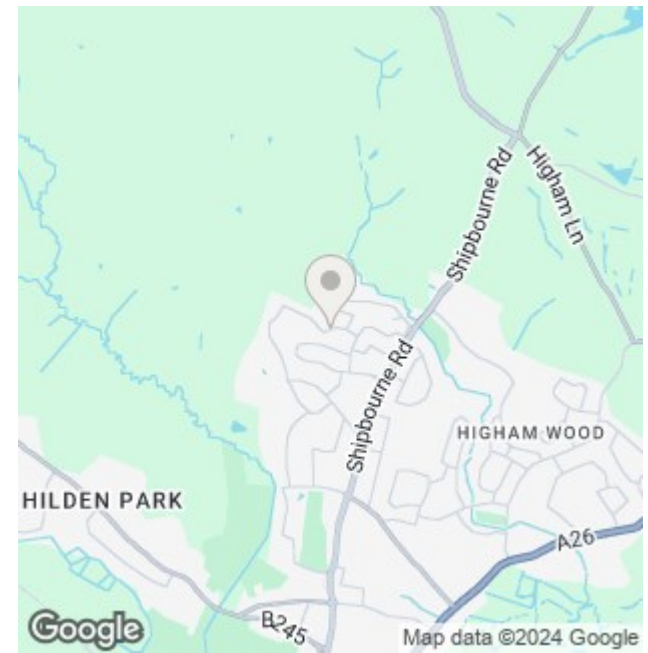
Jack Charles are delighted to offer for sale this beautifully and tastefully renovated family home. It has been thoughtfully extended and has the most amazing own plan kitchen / family / dining room, perfect for entertaining there are bifold doors which lead out to the garden.

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).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		69	77
EU Directive 2002/91/EC			







