



10 Cedar Crescent, Tonbridge, TN10 3QW.

Jack Charles  
Estate Agents

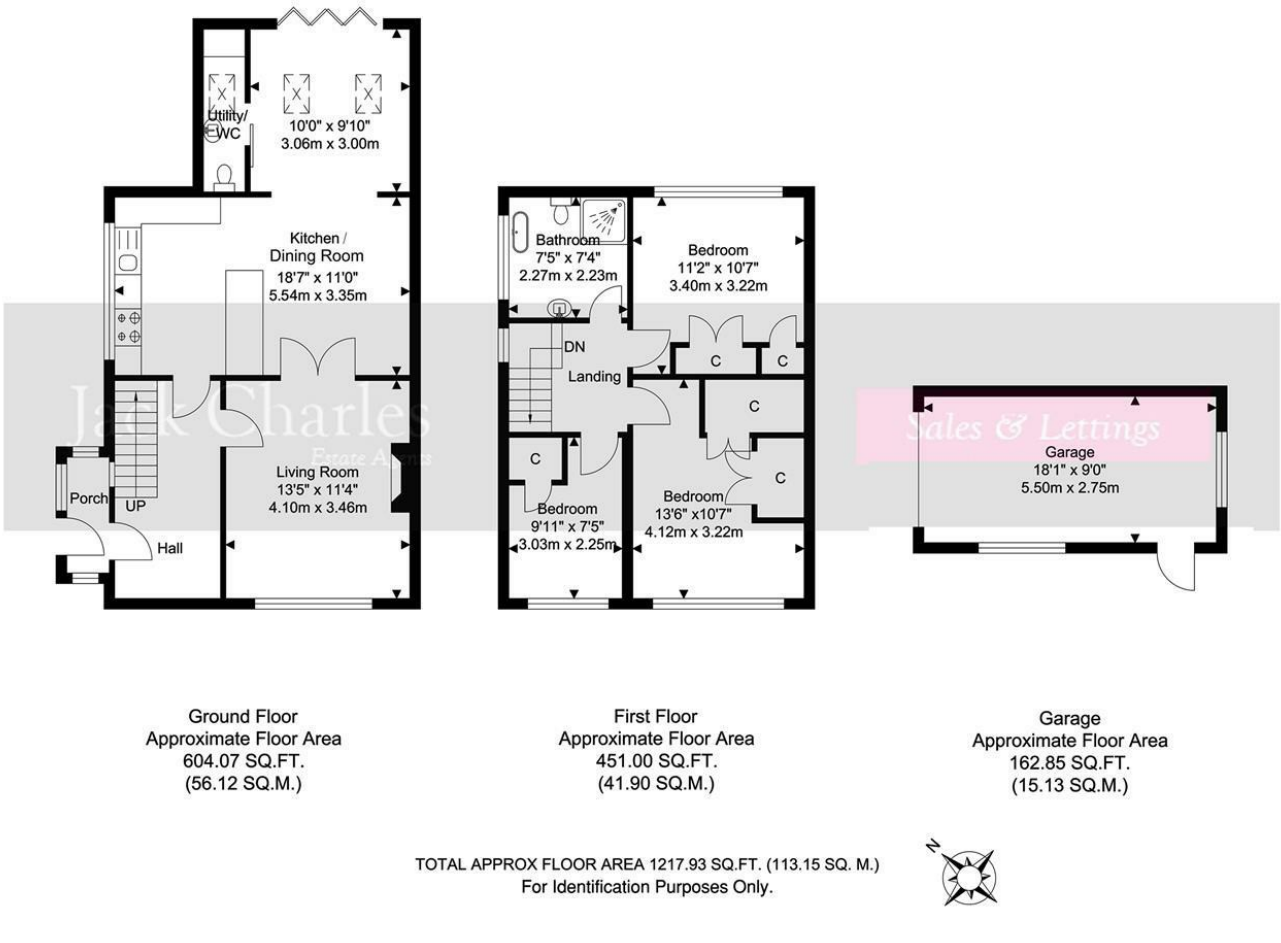
Guide Price £550,000 - £575,000

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Sales & Lettings

- Well Presented Detached House
- Open Plan Kitchen/dining/family Room
- Gardens
- Guide £550,000 - £575,000
- Three Bedrooms
- Cloakroom
- Garage
- Living Room
- Family Bathroom
- Close To Local Amenities

**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.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 92                      |
| (81-91) <b>B</b>                            | 89      |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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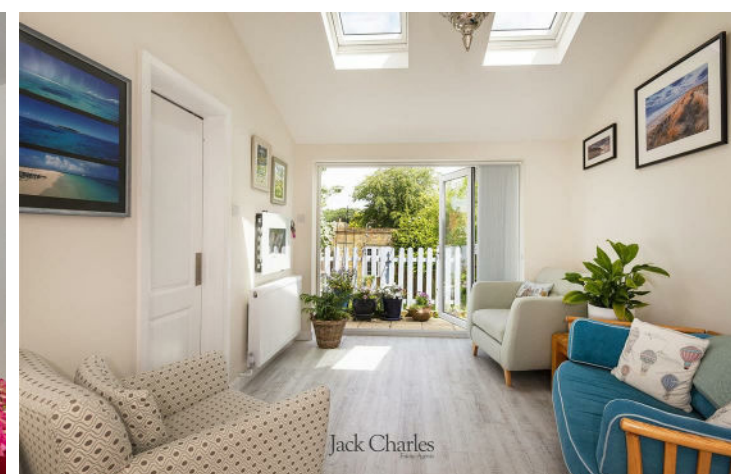
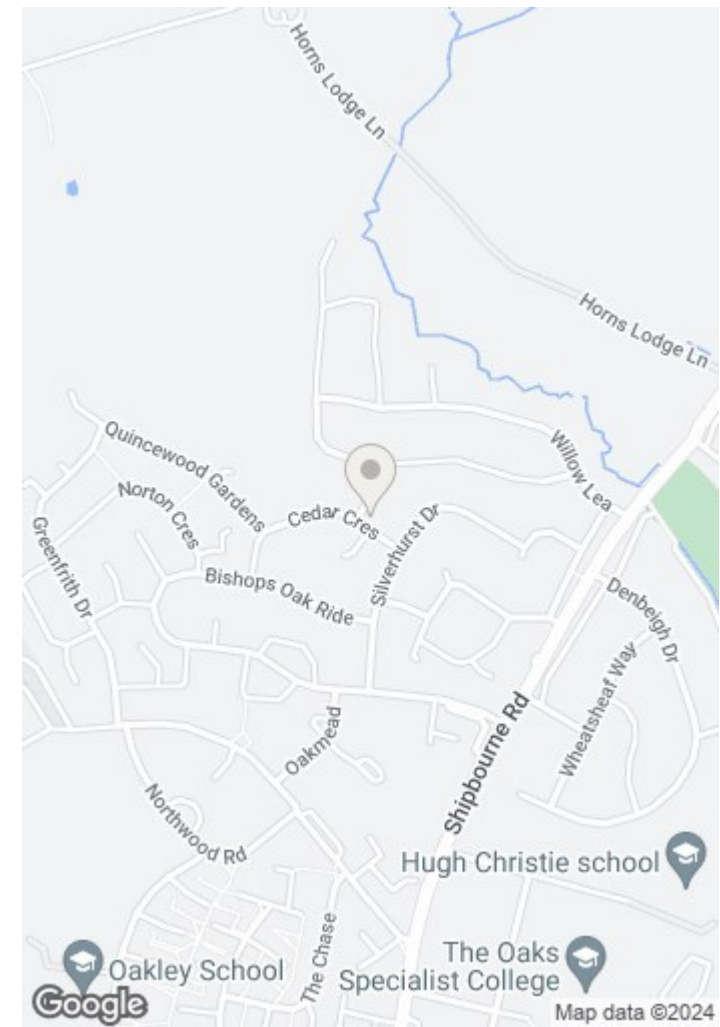
## To Be Sold

Jack Charles are delighted to offer for sale this well presented and extended three bedroom detached house situated in a popular location close to local amenities and schooling. The accommodation comprises a porch, entrance hall, lounge, modern fitted kitchen / dining room which opens into a family room that in turn provides access to a cloak room to the ground floor. The first floor there are three bedrooms all of which have wardrobes. A luxury family bathroom. completes the accommodation. Outside there are lovely gardens mainly to the side and rear, with a lovely seating area and lawn. Access to a detached single garage. Another benefit is the recently installed solar panels which produce and generate an additional income.

Viewings 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 green etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a 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 range 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).





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