



26 Cranford Road, Tonbridge, TN10 4HJ.

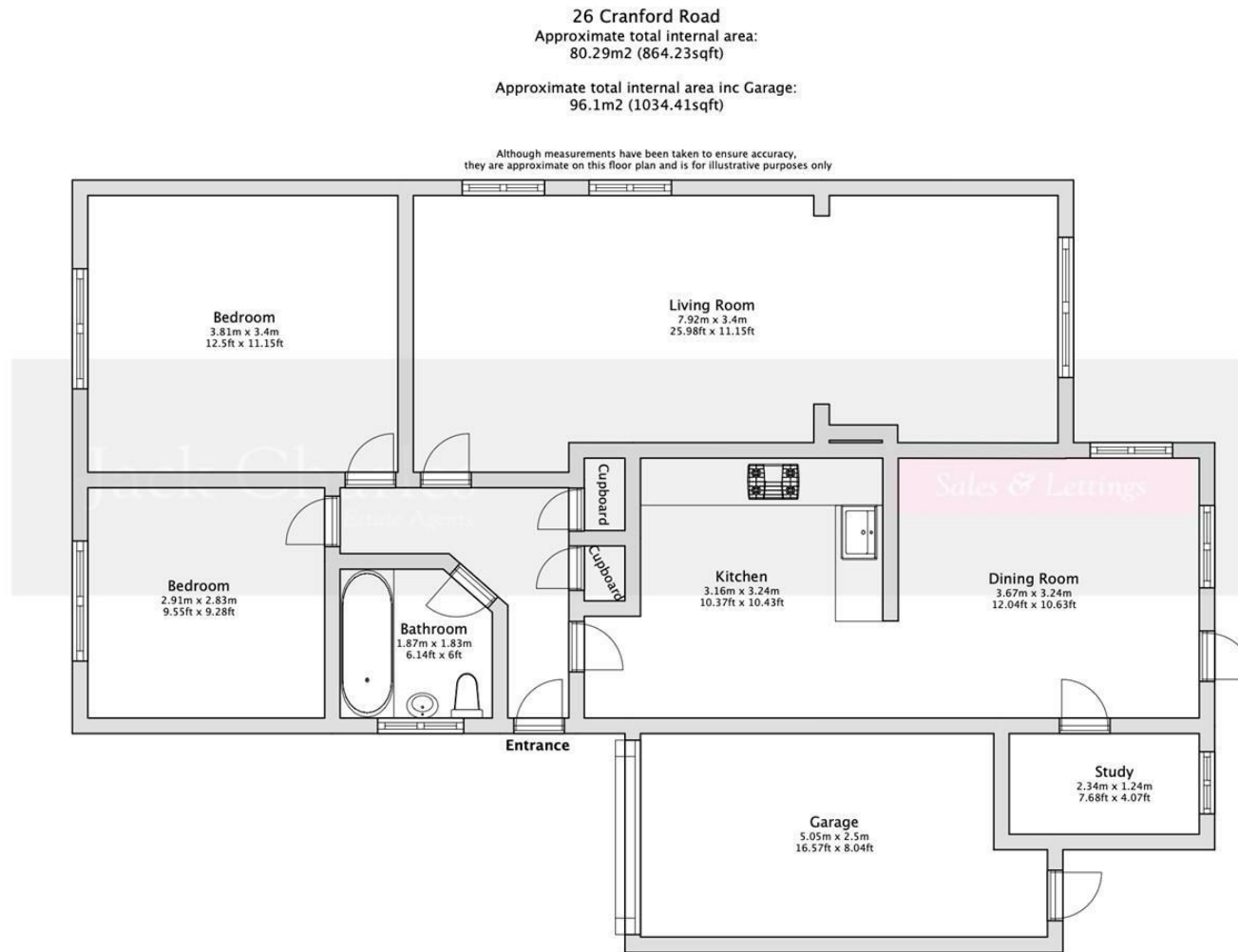
Asking price £525,000

Jack Charles  
Estate Agents

Sales & Lettings

- Extended Detached Bungalow
- Family Bathroom
- Garage
- Two bedrooms
- Kitchen / Dining Room
- Popular Location
- Study
- Living Room
- Front & Rear 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.



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>		<b>69</b>	
(59-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

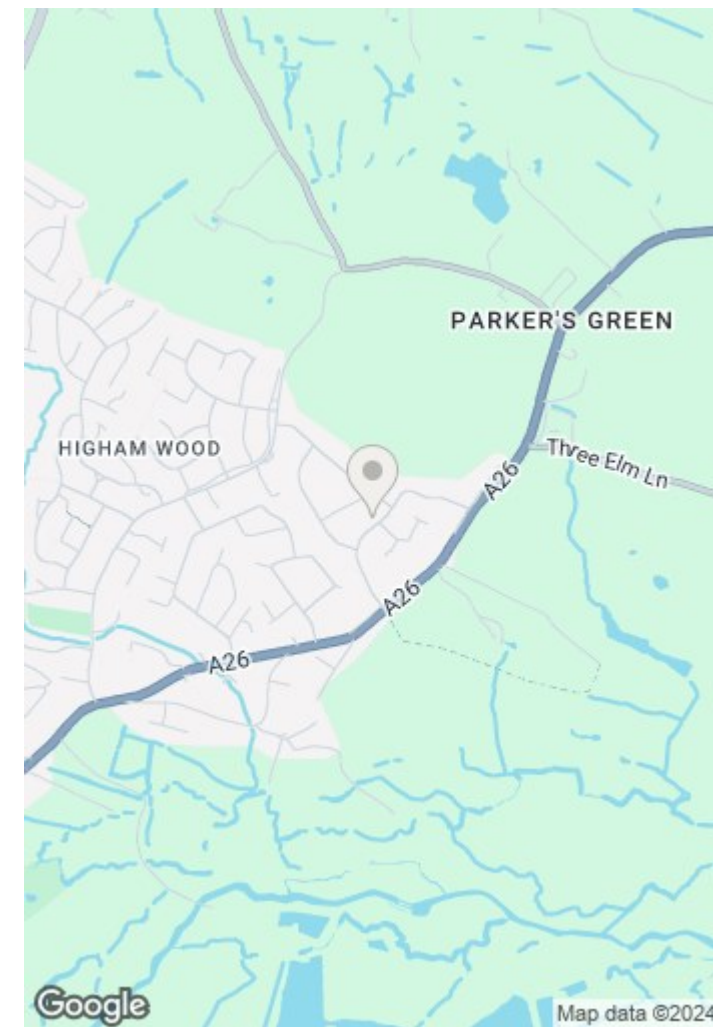
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## To Be Sold

Jack Charles are delighted to be appointed as agents for the sale of this well presented two bedroom extended detached bungalow situated in a popular location to the north side of Tonbridge. The property offers spacious accommodation that comprises entrance hall, kitchen which is partially open plan with the dining room. This room overlooks the garden and has a connecting door to a study. The living room is a good size and also overlooks the garden. The two double bedrooms are situated to the front and the bathroom is to the side of the property. There is also a very useful loft room which is accessed via a pull down ladder, it has been boarded and provides access into the remaining loft space. Outside the property has front and rear gardens, parking and a garage. 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 green etc. Tonbridge town offers an excellent range of retail and leisure activities with High Street stores, 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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*Estate Agents*

**Sales & Lettings**

6 London Road  
Tunbridge Wells  
Kent TN1 1DQ  
Tel: (01892) 621 721

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

E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)



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