



69 Cornwallis Avenue, Tonbridge, Kent, TN10 4ET.

Jack Charles
Estate Agents

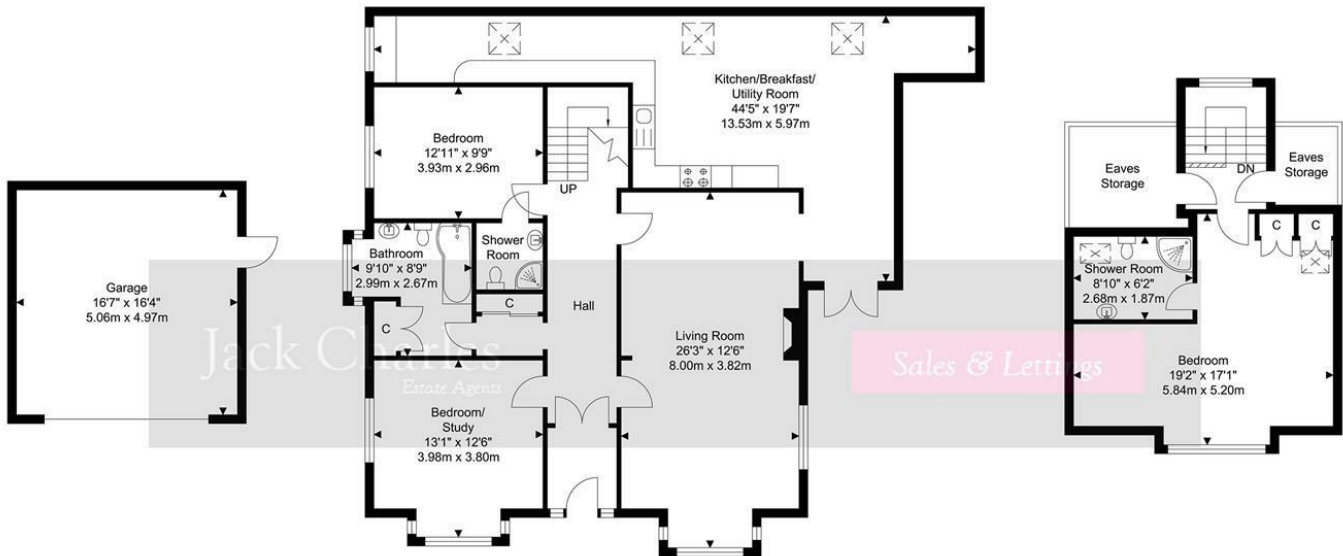
Guide Price £675,000 - £725,000

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Sales & Lettings

- Detached Bungalow
 - Lounge / Dining Room
 - Set Back From The Road
- Three Bedrooms
 - Large Kitchen / Breakfast Room
 - Well Presented
- Three Bathrooms Inc 2 Ensuities
 - Gardens, Garage & Parking
 - Viewing Recommended

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.



Outbuilding
Approximate Floor Area
270.71 SQ.FT.
(25.15 SQ.M.)

Ground Floor
Approximate Floor Area
1342.26 SQ.FT.
(124.70 SQ.M.)

First Floor
Approximate Floor Area
351.65 SQ.FT.
(32.67 SQ.M.)

TOTAL APPROX FLOOR AREA 1964.62 SQ.FT. (182.52 SQ. M.)
For Identification Purposes Only.



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		
(1-20) G		
Not energy efficient - higher running costs		
		58
	31	
England & Wales		EU Directive 2002/91/EC

Important Notice:
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To Be Sold

Set back just off Cornwallis Avenue, this delightful bungalow offers a perfect blend of comfort and convenience.

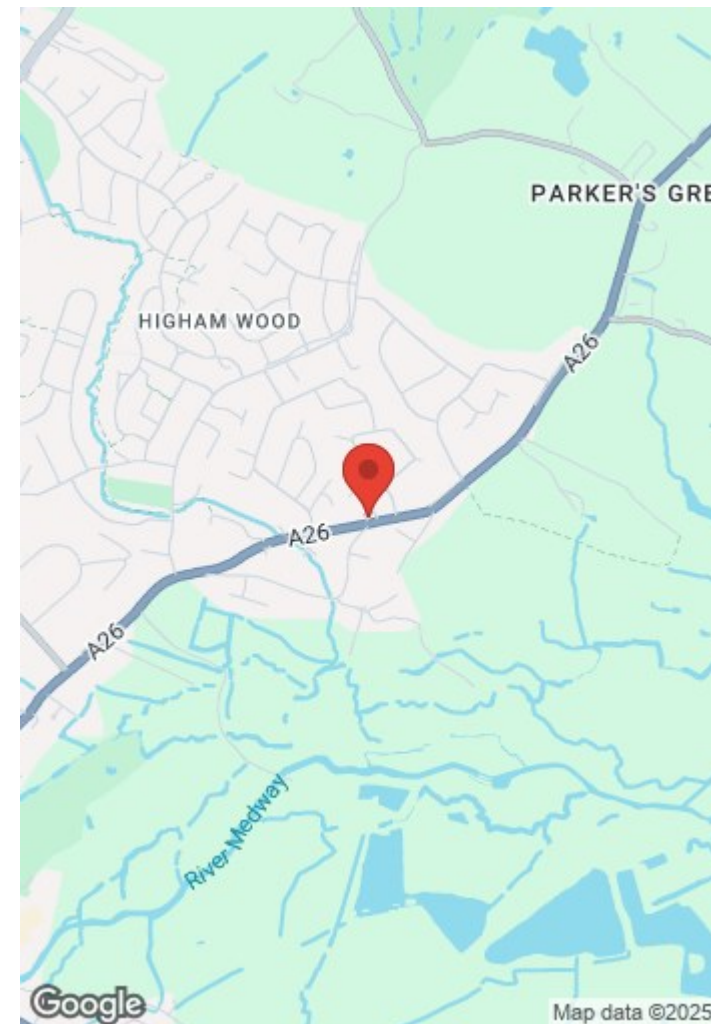
The bungalow features a spacious reception room, and with the large Kitchen / dining room it provides a perfect space for entertaining or simply relaxing with family. This inviting area is filled with natural light, creating a warm and welcoming environment. The layout of the home promotes a sense of openness, making it easy to move from one space to another.

With three bathrooms, this property ensures that there is ample space for everyone, providing both privacy and convenience. The bathrooms are thoughtfully designed, offering modern fixtures and fittings that enhance the overall appeal of the home.

Located in the sought-after Tonbridge area, this bungalow is surrounded by a friendly community and is within easy reach of local amenities, schools, and parks.

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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