



27 Croft Close, Tonbridge, TN10 4LA.

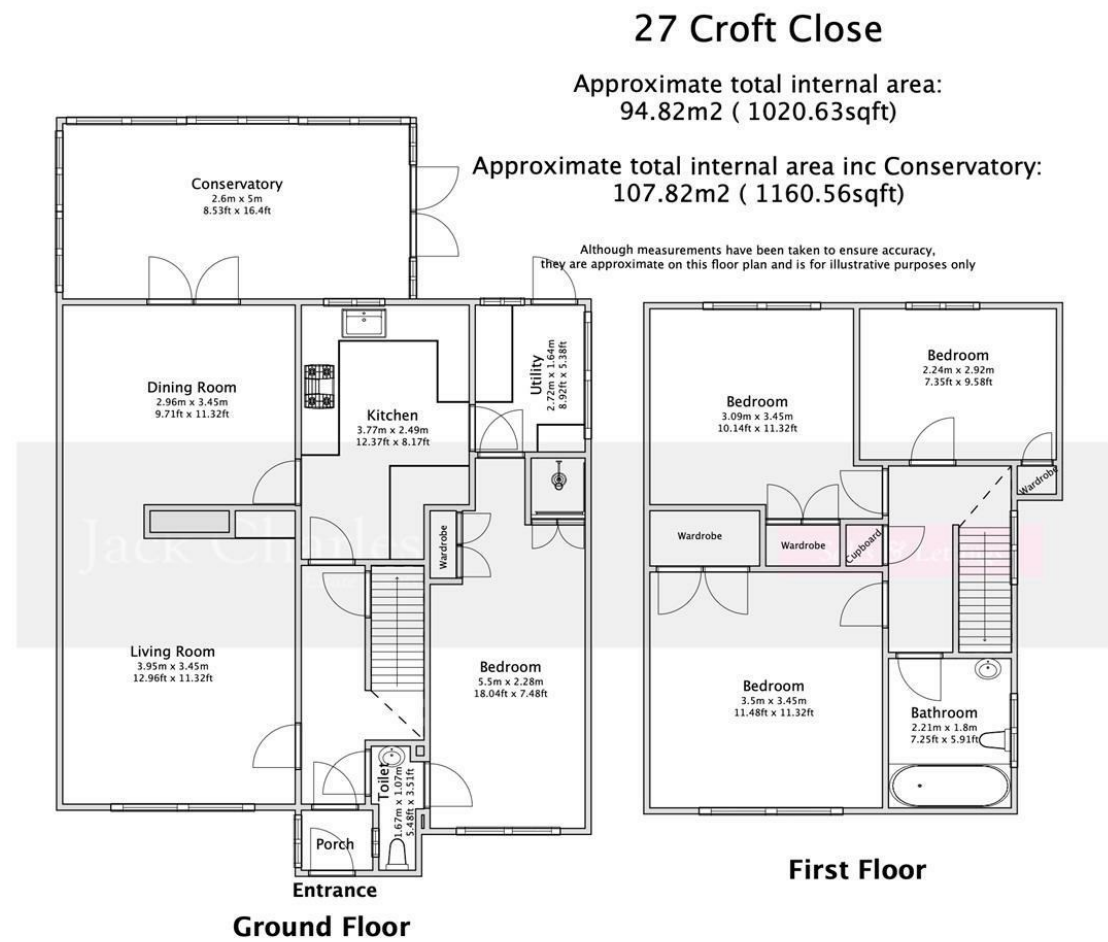
Guide Price £525,000 - £550,000

Jack Charles
Estate Agents

Sales & Lettings

- Semi Detached House
 - Living Room
 - Utility Room
- Three / Four Bedrooms
 - Dining Room
 - Ground Floor Bed With Shower
- Kitchen
 - Conservatory
 - First Floor Bathroom

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		
Very energy efficient - Lower running costs	Current	Target
(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		
England & Wales	66	75
EU Directive 2002/91/EC		

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 this well presented three to four bedroom semi detached home, situated at the end of a quiet cul de sac in the highly regarded North Tonbridge area.

The accommodation is both flexible and well arranged, making the property ideal for a variety of buyers. To the ground floor the property offers a welcoming sitting room, a separate dining room and a bright conservatory overlooking the garden, creating excellent reception and entertaining space. The kitchen is well positioned and is complemented by a useful utility room.

A particular feature of the home is the versatile ground floor bedroom which benefits from a shower cupboard and can be accessed via the cloakroom or utility room, making it ideal for guests, multigenerational living or as an additional reception room if required.

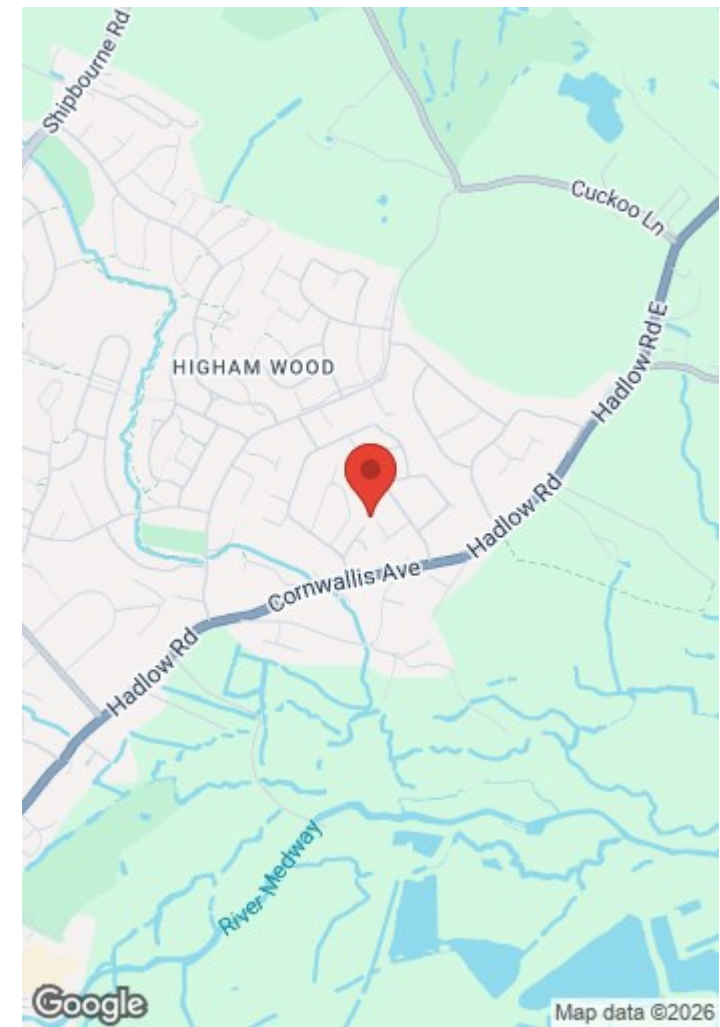
To the first floor there are further bedrooms, allowing the property to be arranged as either a comfortable three bedroom home or a four bedroom layout depending on a buyer's needs.

Externally the property enjoys a delightful and well maintained rear garden, providing a lovely space for outdoor relaxation and entertaining. To the front there is parking available for two vehicles.

This attractive home offers flexible living accommodation in a sought after residential location in North Tonbridge, within easy reach of local amenities, schools and transport links.

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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