

43 Cranford Road, Tonbridge, TN10 4HQ.

Jack Charles Estate Agents

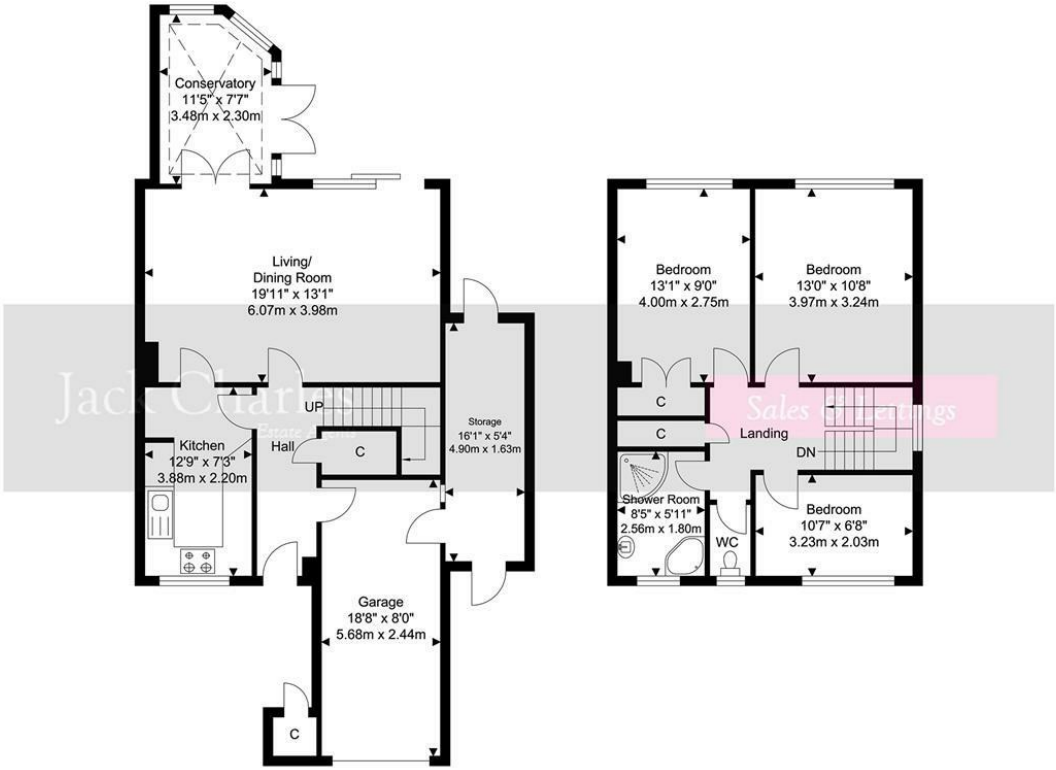
Offers in excess of £575,000

Jack Charles
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Sales & Lettings

- Three bedroom detached home
- Conservatory overlooking the garden
- Block paved driveway and garage
- Spacious living/dining room
- Bathroom with bath and separate shower
- Rear garden with patio, lawn and established planting
- Separate fitted kitchen
- Separate WC
- Useful adjoining storage area

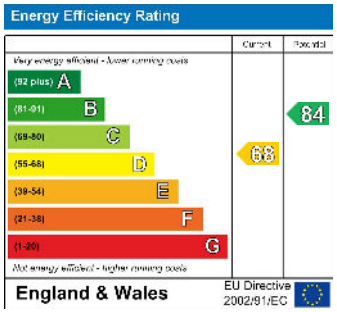
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Ground Floor
Approximate Floor Area
801.37 SQ.FT.
(74.45 SQ.M.)

First Floor
Approximate Floor Area
520.11 SQ.FT.
(48.32 SQ.M.)

TOTAL APPROX FLOOR AREA 1321.48 SQ.FT. (122.77 SQ. M.)
For Identification Purposes Only.



Important Notice:
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To Be Sold

Jack Charles are delighted to offer for sale this well-presented three-bedroom detached home in Cranford Road, Tonbridge. The property offers a generous living/dining room, a separate fitted kitchen and a conservatory overlooking the rear garden. A block-paved driveway, garage and useful adjoining storage area add to its appeal.

The front door opens into an entrance hall with stairs to the first floor and a storage cupboard. The kitchen is fitted with a range of wood-effect units, contrasting worktops and space for appliances. At the rear of the house, the spacious living/dining room has room for both comfortable seating and a dining table. Sliding doors open onto the garden, while double doors lead into the conservatory, which provides another place to sit and enjoy the outlook. The conservatory also has doors onto the patio.

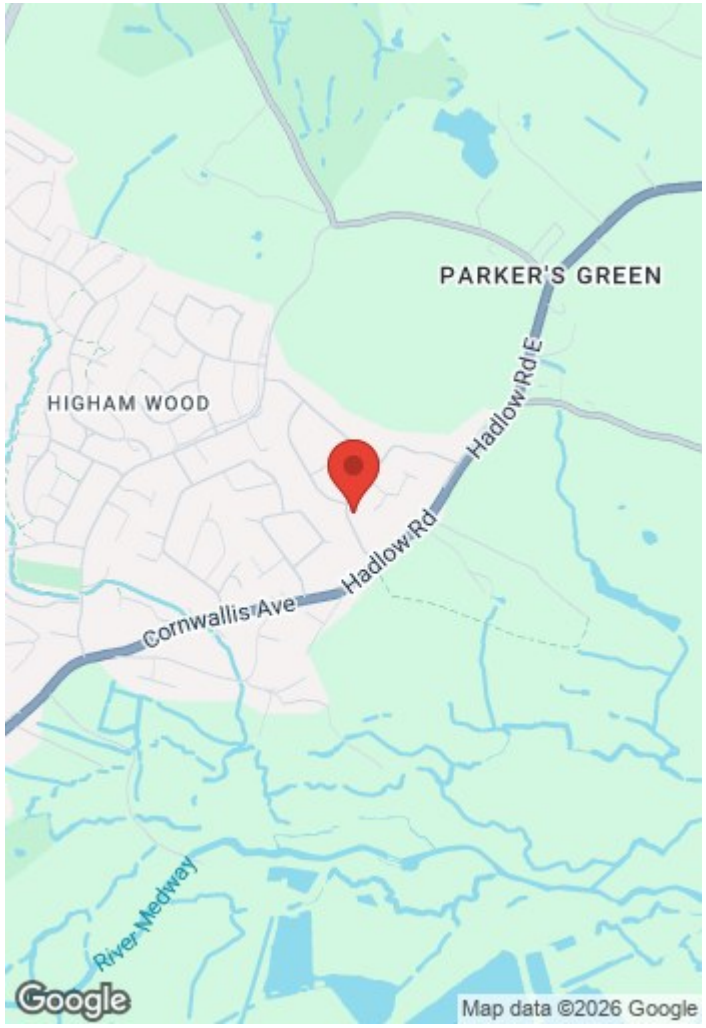
Upstairs, the landing gives access to three bedrooms and two storage cupboards. The bathroom has a bath and a separate shower enclosure, with a WC in an adjoining room.

Outside, the block-paved driveway provides off-road parking and leads to the garage. An adjoining storage area offers additional practical space. To the rear, the garden has a paved patio, a lawn and established planting around the boundaries.

A viewing is recommended to appreciate the space and layout this home has to offer.

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, 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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