



Jack Charles
Estate Agents
FOR SALE
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www.jackcharles.co.uk



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Ickyslarpan 62 Cranford Road, Tonbridge, TN10 4HG

Jack Charles

Asking price £975,000

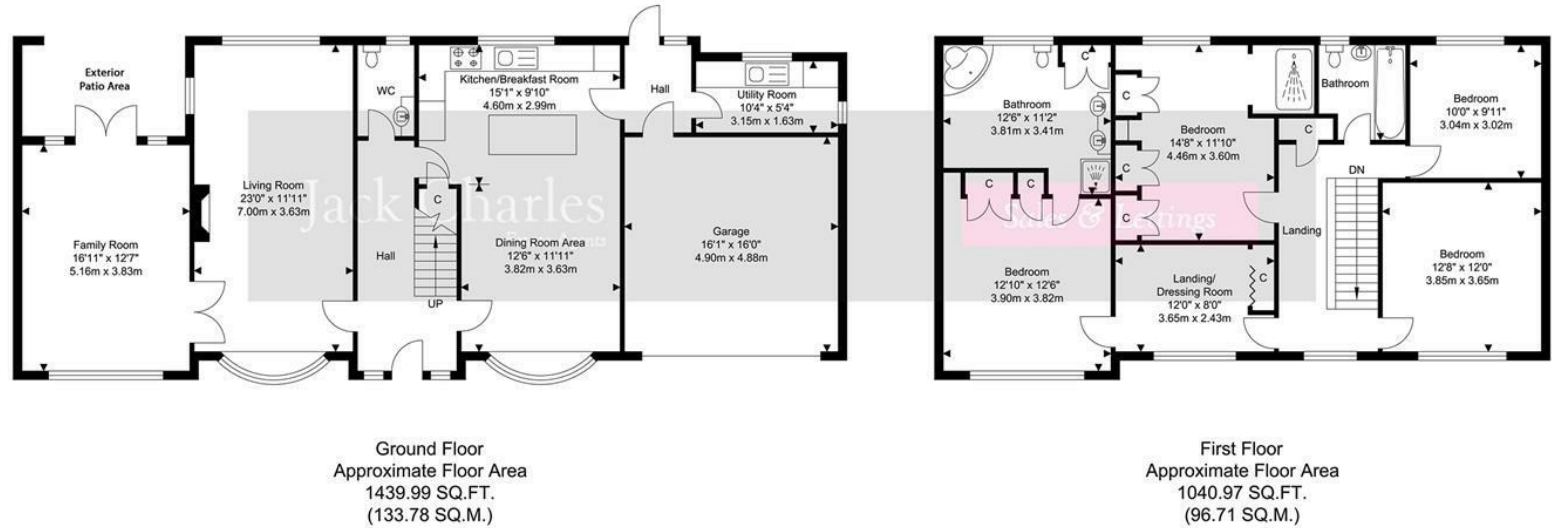
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Sales & Lettings

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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.

- Detached Family Home
- 4/5 Bedrooms
- Family Bathroom
- Ensuite Bathroom To Master Suite
- Ensuite Shower Cubicle to Bedroom 2
- Three Reception Rooms
- Utility Room
- Double Garage & Driveway
- Front & Rear Garden
- Popular Location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	57	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

TOTAL APPROX FLOOR AREA 2480.97 SQ.FT. (230.49 SQ. M.)

For Identification Purposes Only.



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Sales & Lettings

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To Be Sold

Jack Charles are delighted to offer for sale this wonderful detached house situated in a very sought after location. The property has been extensively updated by the present owner and offers very well presented and versatile accommodation comprising from a lovely reception hall. There are three reception room which include a through lounge, 2nd good sized reception room making a perfect Tv or family room or even an occasional guest Bedroom. The dining room has been opened up to create a super open plan kitchen / dining room with a lovely double aspect, central island and built in appliances. There is a connecting door to a utility room which in turn leads to a double garage and the outside.

To the first floor there are 4 double bedrooms, ensuite and a family bathroom. The master bedroom is accessed through its own large dressing room which could also be a useful nursery and bedroom two has an ensuite shower cubicle.

Outside there is plenty of space and a super private rear garden with a covered seating area area of lawn and access to the front where there is a large lawned garden, driveway and access to the double garage.

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).

