



9 Croft Close, Tonbridge, TN10 4LA.

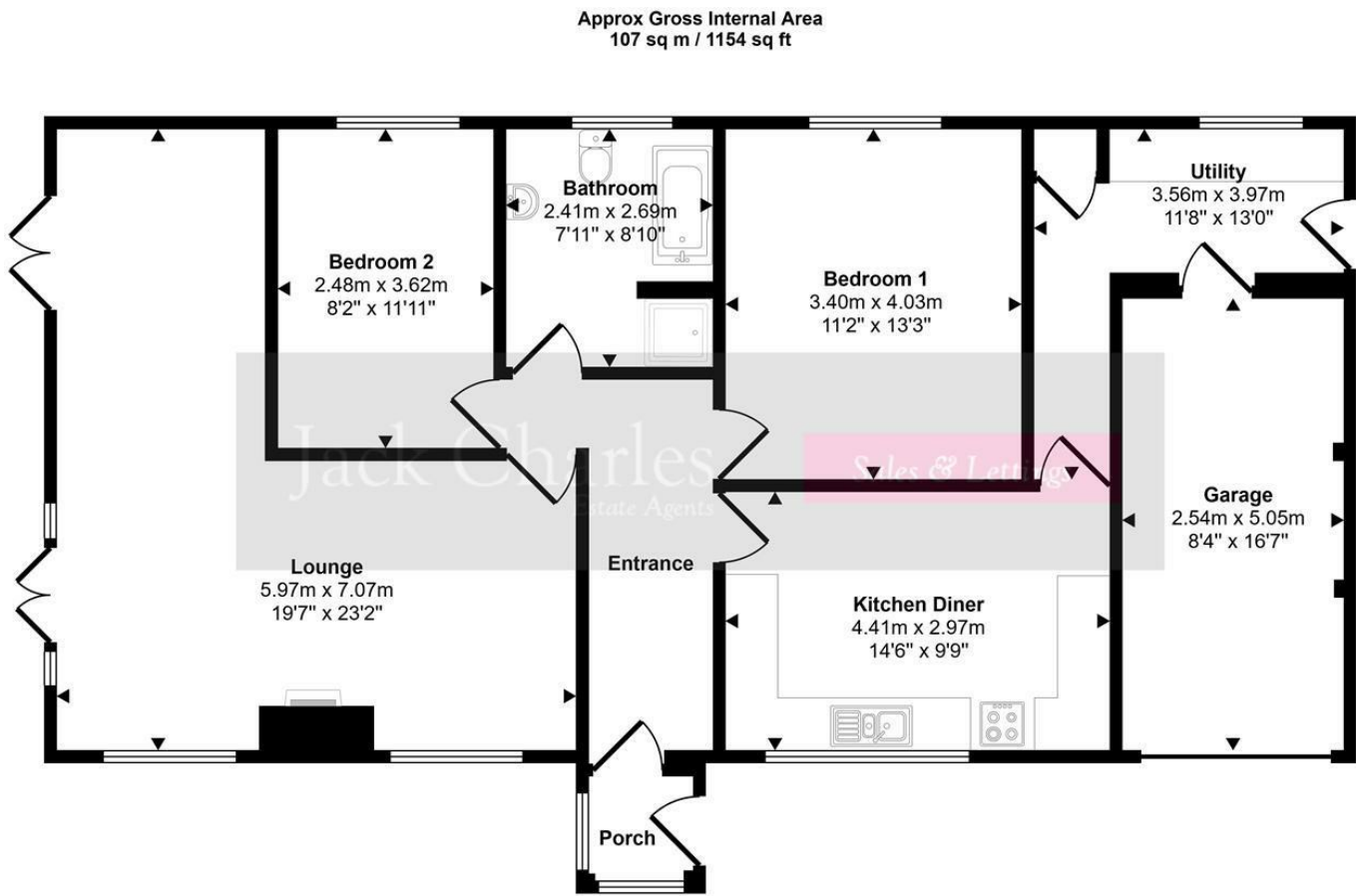
Guide Price £440,000 - £450,000

Jack Charles
Estate Agents

Sales & Lettings

- Detached Bungalow
 - Lounge / Dining Room
 - Gardens
- Popular Location
 - Kitchen / Breakfast Room
 - Garage & Parking
- Two Double Bedrooms
 - Bathroom
 - 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.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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 for sale this super property nestled in the tranquil cul de sac of Croft Close, Tonbridge, this charming two-bedroom detached bungalow presents an excellent opportunity for those seeking a peaceful retreat. The property is well presented and boasts a thoughtful layout that maximises both space and comfort.

Upon entering, you are welcomed by a spacious entrance hallway that leads to an inviting L-shaped living room and dining area, perfect for entertaining or relaxing with family. This area seamlessly connects to the garden, allowing for a delightful flow of natural light and easy access to outdoor living. The kitchen and breakfast room are well-equipped, providing a functional space for culinary endeavours, while the adjacent utility room offers added convenience and integral access to a single garage.

The bungalow features two generously sized double bedrooms, ensuring ample accommodation for residents or guests. The family bathroom is well-appointed, catering to all your needs.

One of the standout features of this property is its private and secluded position, providing a serene environment away from the hustle and bustle. The front driveway offers off-road parking for multiple vehicles, a rare find in such a desirable location. Additionally, the wrap-around garden presents a wonderful outdoor space, ideal for gardening enthusiasts or those who simply wish to enjoy the fresh air.

This property is being sold with no onward chain, making it an attractive option for buyers looking to move swiftly. An internal inspection is highly recommended to fully appreciate the exceptional location and the generous space both inside and outside this delightful bungalow.

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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