



12 Croft Close, Tonbridge, Kent, TN10 4LA

Guide Price £475,000 - £500,000

When experience counts...

est. 1828  
**bracketts**

Bracketts are delighted to offer for sale this three bedroom, semi detached family home. Situated in the popular area of north Tonbridge in a quiet sought after location. Internally the property offers versatile accommodation and comprises entrance hall, family room which opens to the dining room, cloakroom to the front and a modern, two toned, fitted kitchen kitchen with integrated appliances and access to the garden. To the first floor there are three good size bedrooms, airing cupboard and a separate family bathroom. Externally to the rear of the property there is a lovely, low maintenance garden, mainly laid to patio and edged with mature shrubs. To the front there is a tarmac driveway and attached garage. This is being sold with no onward chain. We recommend viewing at your earliest convenience.

Semi Detached Home

Three Bedrooms

Modern Fitted Kitchen

Living Room

Dining Room

Cul De Sac Location

Attached Garage

Low Maintenance Garden

Off Road Parking

Off Road Parking





### **LOCATION: Tonbridge**

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, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of 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.

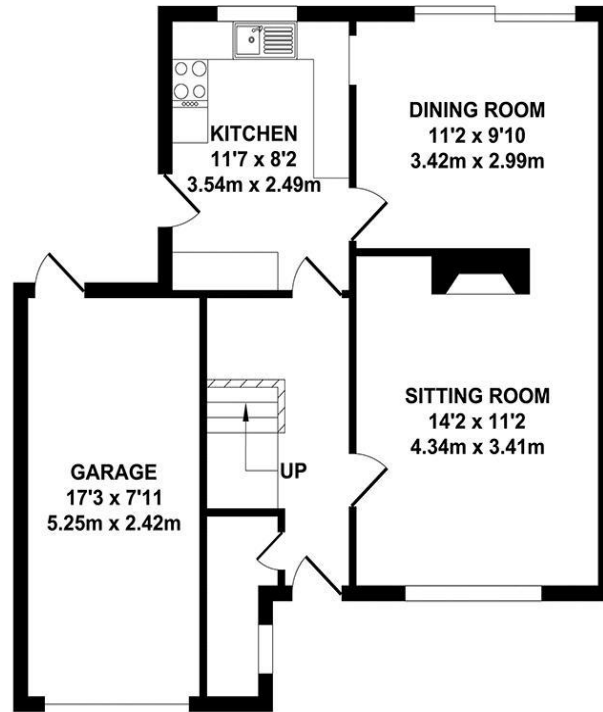
Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

### **ADDITIONAL INFORMATION:**

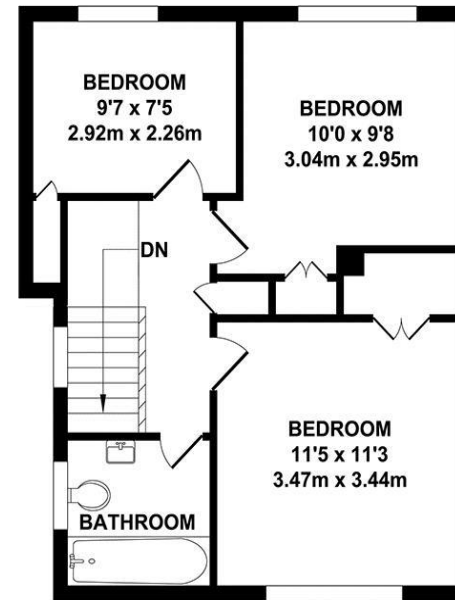
- Council Tax Band
- Double Glazed Windows
- Lease Hold Information
- Maintenance Charges



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GROUND FLOOR  
APPROX. FLOOR AREA  
614 SQ.FT.  
(57.03 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
460 SQ.FT.  
(42.69 SQ.M.)

TOTAL APPROX. FLOOR AREA 1020 SQ.FT. ( 94.72 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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