



Croft Close, Tonbridge, Kent, TN10 4 LA
Guide Price £525,000 - £550,000

When experience counts... **bracketts** est. 1828

Offered for sale is this extended family home situated in a popular residential area in North Tonbridge. Locally the property is close to Woodlands primary school, amenities are within close proximity at Martin Hardie Way along with wonderful countryside walks on the door step! Internally comprising entrance hallway, WC, lounge with feature open fire place, dining area / playroom, kitchen / breakfast room. To the first floor there are three bedrooms and a family bathroom. Externally the property has a good size private rear garden approx. 100ft laid to lawn with mature shrubs, trees & borders with large patio seating area, greenhouse and shed to remain. Access to the front garden, laid to lawn with mature shrubs, a single garage and driveway for several cars. We recommend viewing at your earliest convenience.

Three Bedrooms

Extended Detached Family Home

Open Plan Sitting Room

Dining Room

Kitchen / Breakfast Room

Open Fireplace

Family Bathroom

En Suite Shower Room

Large Rear Garden

Garage & Driveway

Cul De Sac Location

Close to Coveted Schools





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, 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).

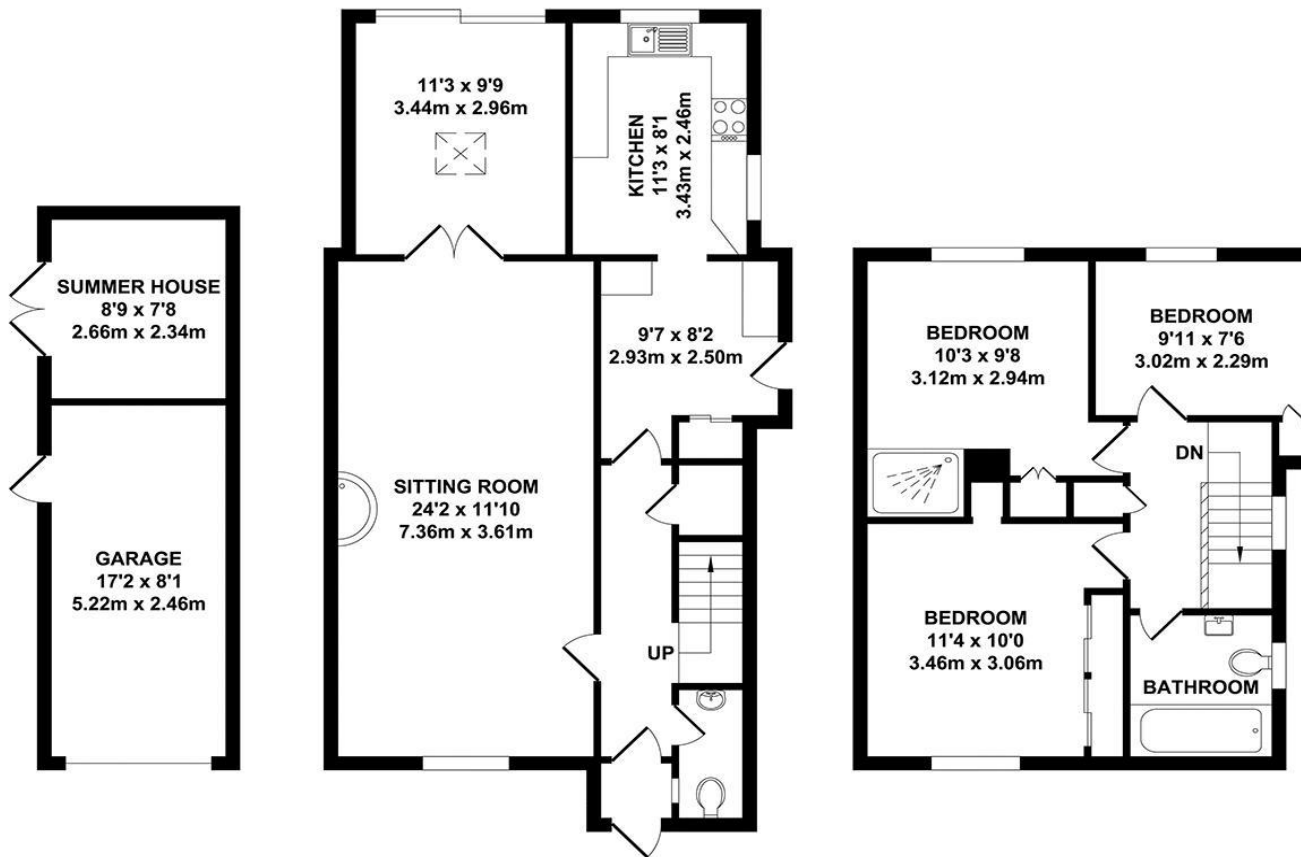
ADDITIONAL INFORMATION:

Council Tax Band E
Double Glazed Windows

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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OUTBUILDING
APPROX. FLOOR AREA
211 SQ.FT.
(19.63 SQ.M.)

GROUND FLOOR
APPROX. FLOOR AREA
695 SQ.FT.
(64.54 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
468 SQ.FT.
(43.47 SQ.M.)

TOTAL APPROX. FLOOR AREA 1374 SQ.FT. (127.64 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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