



Croft Close, Tonbridge, Kent, TN10

Guide Price £440,000 - £450,000

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Offered for sale is this well presented two-bedroom detached bungalow situated on a quiet cul de sac on the North side of Tonbridge. Internally the property comprises entrance hallway, L-shaped living room / dining room with access onto the garden, kitchen / breakfast room, utility room, family bathroom and two double bedrooms. There is also integral access from the utility room to a single garage. This property benefits from its private and secluded position on the road and has a driveway to front offering off road parking for multiple vehicles and a wrap around garden located to the side. The property is being sold with no onward chain and an internal inspection comes highly recommended in order to appreciate its location and particularly the space it has to offer both inside and outside.

Detached Bungalow

Two Bedrooms

Kitchen

L-Shaped Living / Dining Room

Family Bathroom

Utility Room

Integrated Garage

Off Road Parking

Private Garden

No Onward Chain





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 D

Double Glazed Windows

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

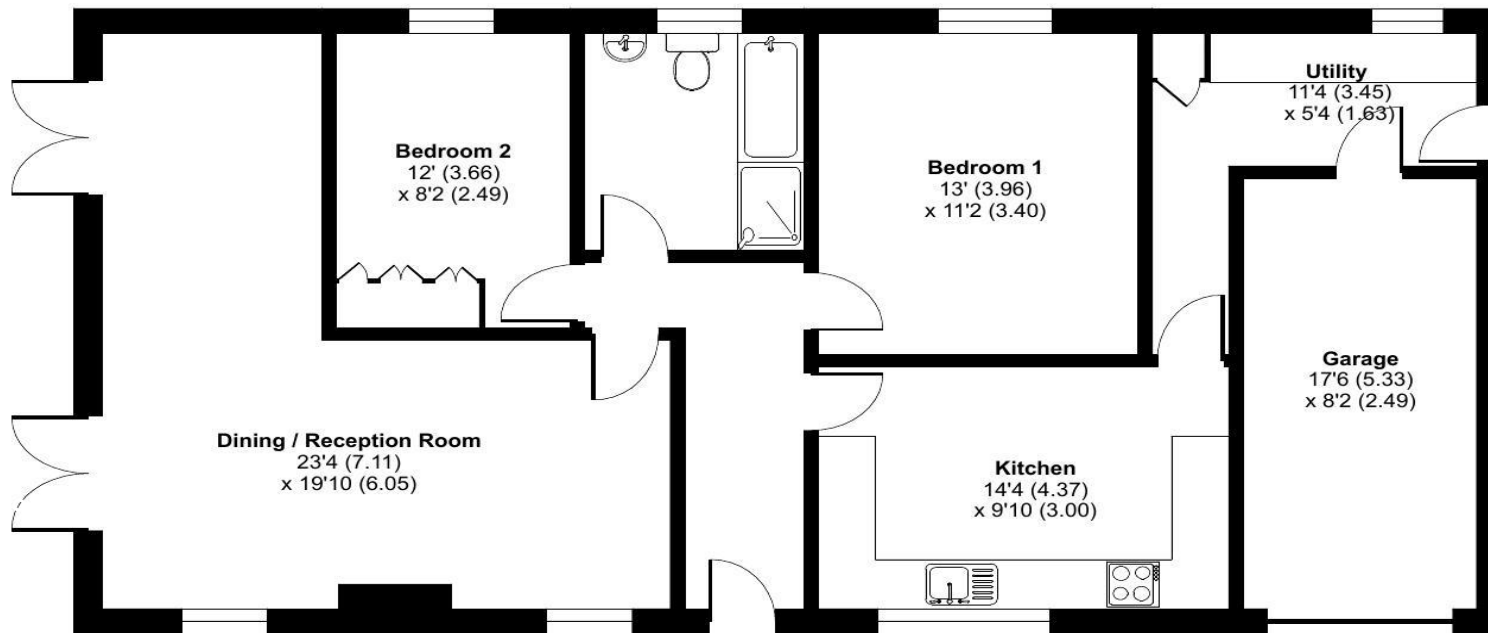


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Approximate Area = 1126 sq ft / 104.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Bracketts LLP. REF: 1183871

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