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Croft Close, Tonbridge, Kent, TN10 4LA

£625,000 Freehold

Viewings strictly by appointment with the agent  
Tel: 01732 771616  
[www.bkestateagents.com](http://www.bkestateagents.com)

**AGENT'S NOTE:** Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



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## THE PROPERTY

Let the family spread out in this spacious Semi enjoying a quiet, cul-de-sac position on the Northern side of town. The extended & well-planned accommodation will certainly impress, and it is easy to see the layout suiting busy family life. Entrance door into hallway with handy storage cupboard and cloak room off. Inner door into the attractive sitting room which is light & airy with feature fireplace and plenty of room for comfy seating. Door into the great size kitchen/breakfast room, comprehensively fitted with a range of light cream units & wood effect worktops and providing space for both a range cooker & dishwasher. Light & bright with practical flooring there is plenty of room for a family sized table and those busy morning breakfasts! Access from the kitchen into the stylish dining/family room which in turn opens into the conservatory with double doors out to the garden... perfect for entertaining, parties or just when all the family gathers. Off the kitchen and completing the ground floor is the large and most useful utility room with space for laundry equipment, refrigeration, freezer and all that useful paraphernalia requiring a home! In addition, the utility opens into the converted garage/storeroom, providing for bikes, scooters and garden equipment. Stairs from the sitting room to the first floor where you will find the fabulous master bedroom suite with dressing room and super en-suite shower along with two further double bedrooms, a single bedroom and a good size family bathroom. Well maintained and presented, this super family house should certainly feature on your 'To View' list!

## OUTSIDE

Spacious and low maintenance frontage with plenty of room for parking. The garden is fully enclosed and comprises a side area with lawn for the children to play along with a feature pergola for shade on those sunny days. The rear garden is hard landscaped with gravel & borders and has a decked seating area conveniently access from the Conservatory.... ideal for those 'al fresco' meals and relaxing.



## THE LOCAL AREA

Croft Close off Estridge Way is favoured by families being ideally situated approximately 2.5 miles distant from Tonbridge town centre, on the northern side of the town with open countryside near by. Local shops at Martin Hardie Way, bus services to town and Woodlands Primary School are all within easy walking distance. Tonbridge is a thriving market town that offers an excellent range of shopping and recreational facilities. The town boasts a fine example of a Motte & Bailey Norman castle built in the 13th century and set on the banks of the River Medway. The castle grounds adjoin Tonbridge sports ground with its indoor/outdoor swimming pool, cycle routes and sport pitches ... so plenty of opportunity for keeping fit! Tonbridge mainline station offers fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. There are good road links to the A21 and M25 and easy access to a selection of renowned secondary, grammar and independent schools.

## ROUTE TO VIEW

From our office in Tonbridge High Street, proceed northwards, turn right at the traffic lights onto the A26 Borden/Hadlow Road. Continue along this road for approximately 1.75 miles, then take the left hand turning into Estridge Way and the first left into Croft Close where the property will be found at the head of the cul-de-sac on the right-hand side.

*PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now required by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and address (utility bill) for each purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.*

**Energy Efficiency Rating: C**

**Council Tax Band: E**

