



Croft Close, Tonbridge, Kent, TN10 4LA

Guide Price £500,000 - £525,000

When experience counts...

est. 1828
bracketts

Offered for sale this is this extended family home situated in a popular residential area in North Tonbridge. The property requires upgrading throughout and comprises entrance hallway, WC, lounge partially open to dining room, kitchen, utility room and integral garage. To the first floor there are four double bedrooms and a single/office, modern shower room and loft access. Externally the property has a rear garden with patio and lawn areas, side access to the front and a driveway for two cars. 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! Offered with no onward chain.

Five Bedroom

Semi Detached Family Home

Two Reception Rooms

Utility Room

Cloakroom WC

Integral Garage & Driveway

Rear Garden

Woodlands School Catchment

Nearby Local Amenities

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 E

Double Glazed Windows

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

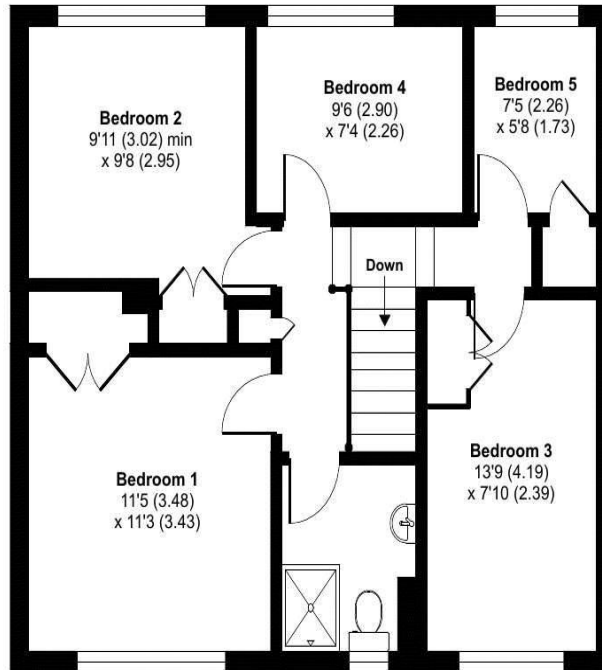


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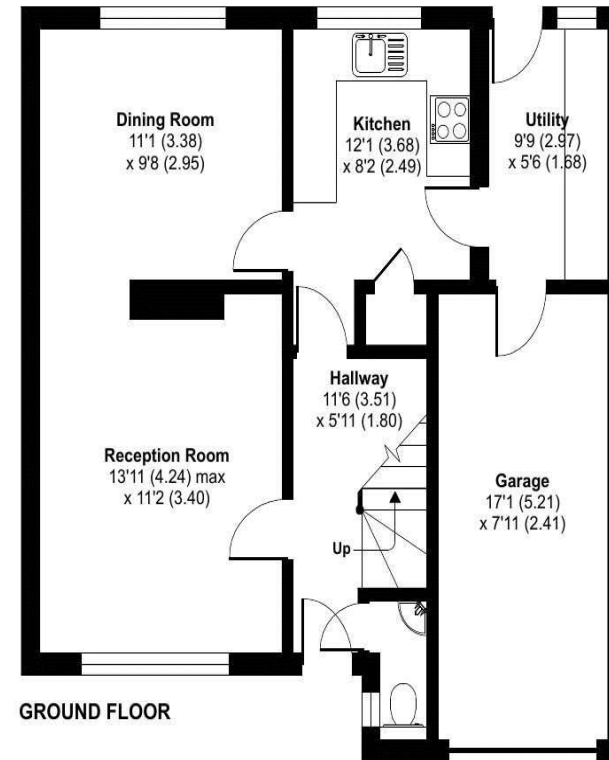
Croft Close, TN10

Approximate Area = 1291 sq ft / 119.9 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Roland Legg Property Consultant. REF: 1047319