



69 Cornwallis Avenue, Tonbridge, Kent, TN10 4ET.

Jack Charles  
Estate Agents

Guide Price £650,000 - £675,000

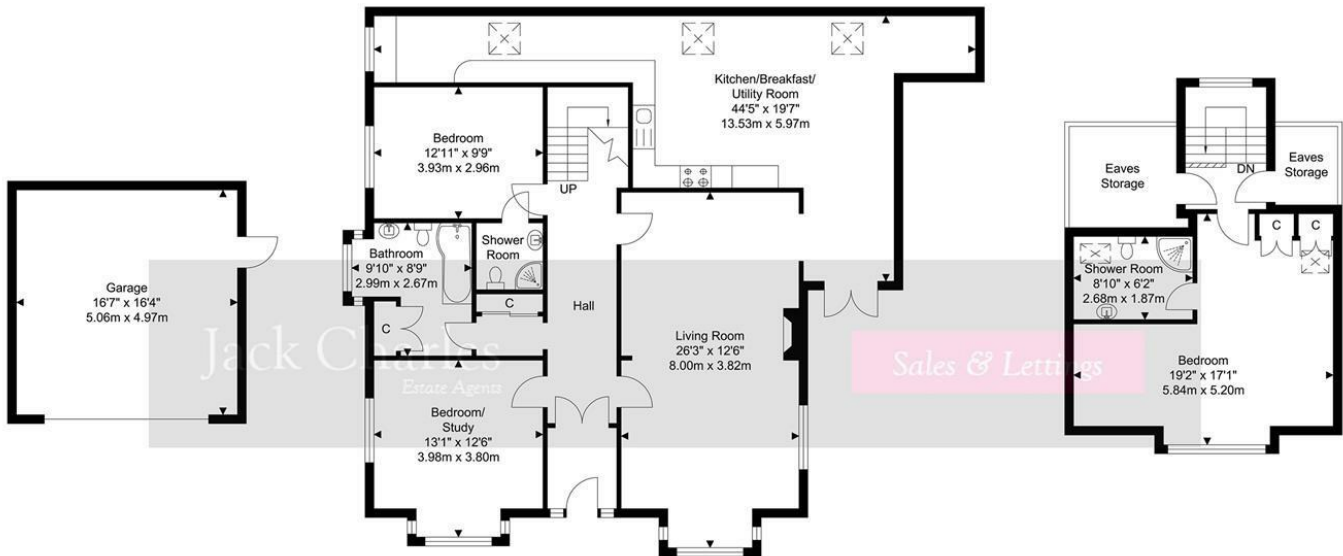
Jack Charles  
Estate Agents

Sales & Lettings



- Detached Bungalow
  - Lounge / Dining Room
  - Set Back From The Road
- Three Bedrooms
  - Large Kitchen / Breakfast Room
  - Well Presented
- Three Bathrooms Inc 2 Ensuities
  - Gardens, Garage & Parking
  - Viewing Recommended

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Outbuilding  
Approximate Floor Area  
270.71 SQ.FT.  
(25.15 SQ.M.)

Ground Floor  
Approximate Floor Area  
1342.26 SQ.FT.  
(124.70 SQ.M.)

First Floor  
Approximate Floor Area  
351.65 SQ.FT.  
(32.67 SQ.M.)

TOTAL APPROX FLOOR AREA 1964.62 SQ.FT. (182.52 SQ. M.)  
For Identification Purposes Only.



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
|                                             |           | <b>58</b>               |
|                                             | <b>31</b> |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

**Important Notice:**  
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

## To Be Sold

Set back just off Cornwallis Avenue, this delightful bungalow offers a perfect blend of comfort and convenience.

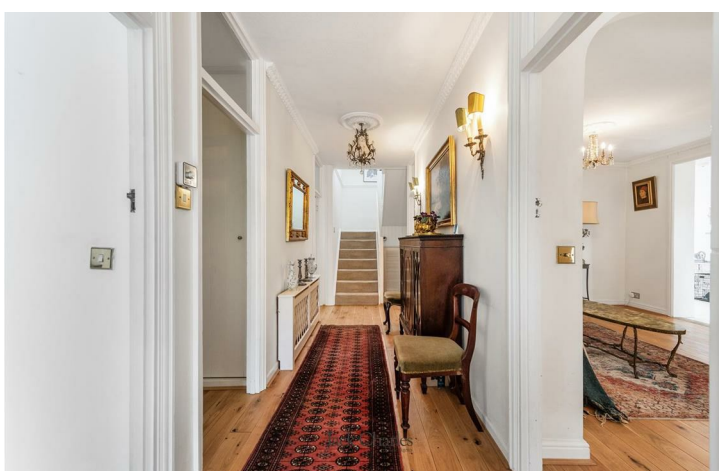
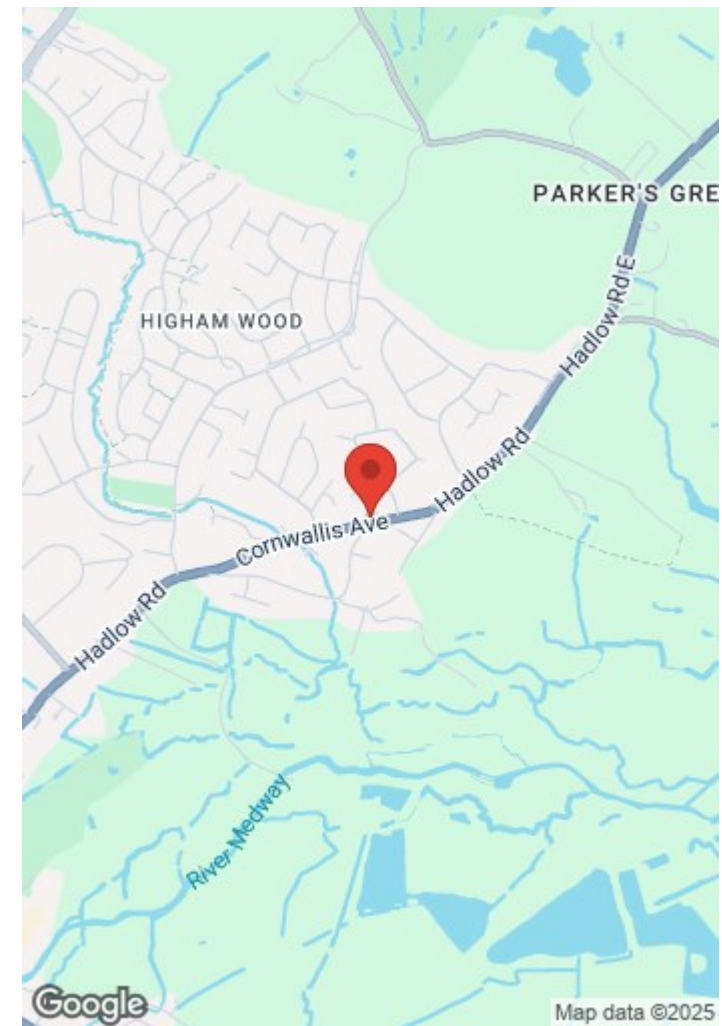
The bungalow features a spacious reception room, and with the large Kitchen / dining room it provides a perfect space for entertaining or simply relaxing with family. This inviting area is filled with natural light, creating a warm and welcoming environment. The layout of the home promotes a sense of openness, making it easy to move from one space to another.

With three bathrooms, this property ensures that there is ample space for everyone, providing both privacy and convenience. The bathrooms are thoughtfully designed, offering modern fixtures and fittings that enhance the overall appeal of the home.

Located in the sought-after Tonbridge area, this bungalow is surrounded by a friendly community and is within easy reach of local amenities, schools, and parks.

## Tonbridge Location

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, children's play areas, miniature railway, putting green etc. Tonbridge town offers an excellent range of retail and leisure activities with High Street stores, 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 a full range of education from Nursery to College and includes Grammar & Private schools such as the well-renowned Tonbridge School. 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).







**Jack Charles**  
Estate Agents

**Sales & Lettings**

6 London Road  
Tunbridge Wells  
Kent TN1 1DQ  
Tel: (01892) 621 721

191 High Street  
Tonbridge  
Kent TN9 1BX  
Tel: (01732) 75 75 80

E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)

