



Yardley Park Road, Tonbridge
Kent, TN9



Beyond your expectations

A substantial detached house on this most desirable road

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Entrance Hall | Sitting Room | Dining Room | Garden Room | Kitchen/Breakfast Room | Reception Room | Utility Room | Cloakroom | Master Bedroom | 4/5 Further Bedrooms | Three Bathrooms | South Facing Rear Garden | Private Driveway

Guide Price £1,250,000 Freehold

Description

This is a substantial detached family home, originally dating back to the 1920's, which has been sympathetically extended and refurbished by the current owner, located on the desirable Yardley Park Road in Tonbridge.

The spacious entrance hall leads into a sitting room, which benefits from Karndean flooring and open fireplace. Tri-folding doors open up into a full width garden room with velux windows offering natural light and views down the South facing rear garden. With doors from both the garden room and entrance hall, the dining room is extremely spacious - so much so that it fits an eight seater table with ease. The kitchen/breakfast room enjoys under floor heating and is fitted with a range of base and wall units, range oven, dishwasher and space for fridge/freezer. Doors lead from the kitchen into a second reception room, currently used as a games room - however its versatility means it could quite easily be a study or playroom. A cloakroom and utility area, along with a converted integral garage, currently used as a gym, complete the generous ground floor accommodation.

On the first floor are five bedrooms and a walk-in-wardrobe that could be used as a sixth bedroom. The master bedroom enjoys views over the rear garden from the balcony, and also benefits from a modern en-suite bathroom. There is a shower room which serves two bedrooms and the first floor accommodation is completed with a family bathroom.

Outside

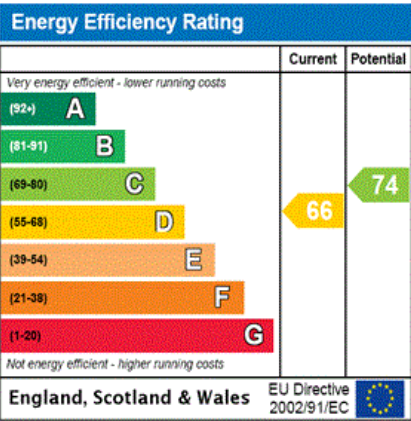
To the front of the property is a private driveway offering parking for multiple vehicles. The private and secluded rear garden (which extends to approximately 0.5 acres) is South facing, and is perfect for entertaining and al fresco dining. There is a generous patio area adjoining the property, and a double length garden, with potential to add a swimming pool or annex (sttp) should you so wish.

Location

Yardley Park Road is a very popular residential road located approximately half a mile North of Tonbridge town centre, with its eclectic mix of shopping and leisure facilities.

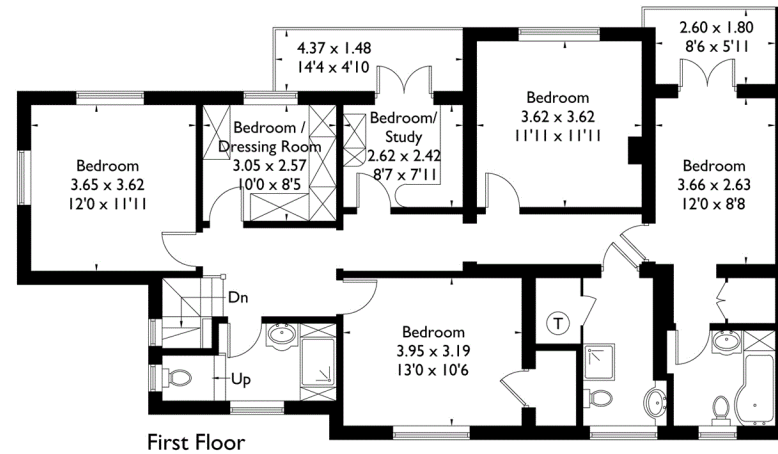
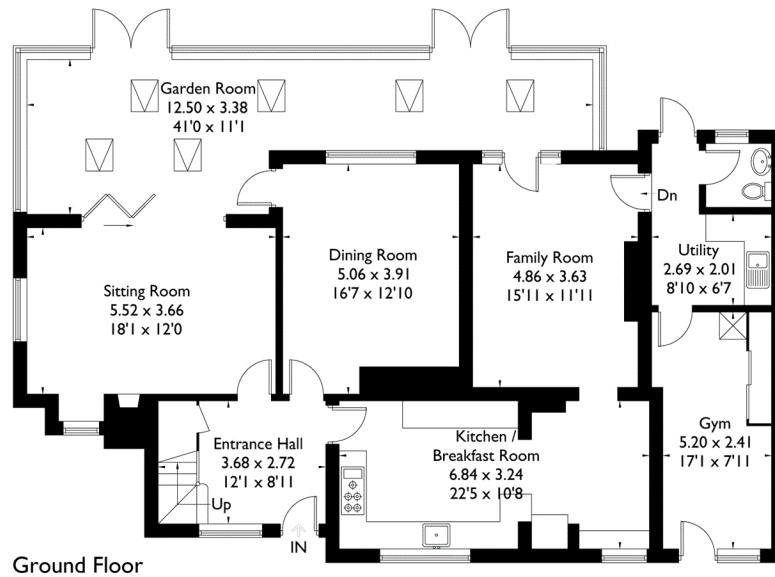
Schooling in the area is excellent in both private and public sectors, including the world renowned Tonbridge School, and Tonbridge grammar school.

Tonbridge offers a mainline rail service into London Bridge, Charing Cross and Cannon Street, with journeys from approximately 35 minutes.



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Approximate Gross Internal Area
267.5 sq m / 2879 sq ft



FLOORPLANZ © 2018 0203 9056099 Ref: 208845

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

