

51 Cranford Road, Tonbridge





51 Cranford Road, Tonbridge TN10 4HQ

Stylish 4-bedroom family home with driveway and garage store

Accommodation Summary

- Semi-detached house (built 1960s)
 - 4 bedrooms
- Kitchen/breakfast/dining room
 - Family room
 - Playroom
 - Home office
- Bathroom and ground floor shower room
 - Garden
- Driveway and garage store
 - Sought after location



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This smart contemporary home sits on a residential road in an idyllic semi-rural setting, hugely popular with families as it is close to excellent schools, local amenities, and superb transport links.

It has been extended and renovated to deliver a luxury family lifestyle, that you could move straight in and enjoy.

A smart driveway with an electric car charging point welcomes you up to the covered entrance door.

On entering the home, first on the right is the spacious home office brightened by its glazed roof lantern. With the adjacent shower room with guest cloakroom facilities, it could easily double as a bedroom for visiting family and friends.

Behind, currently set up as a playroom, is another useful reception room which has direct access into the garden.

Beyond, the kitchen/breakfast room is beautifully finished, its Shaker style cabinetry contrasting with its warm wooden counter tops and honey coloured tiled flooring. An island with seating for two bar stools naturally divides the cooking and eating areas with space for a range oven and an American style fridge/freezer adding to the bespoke design of the kitchen. Integrated appliances such as a dishwasher and washing machine sit alongside larder cupboards, pull-out wicker baskets and a wine rack. Opposite, with French doors to the side opening into the garden, there is plenty of room for a dining table and chairs while the spacious layout lets you chat to family and friends as you prepare the dinner.

The family room that opens to the rear delights in garden views with bi fold doors and a part glazed roof flooding the space with light. Recessed wall shelves with lighting add character and there is ample room for large family sofas.

Returning to the hallway and climbing the stairs to the first floor, there is a bright landing with rooms running off it at every angle.

The principal bedroom at the rear enjoys garden views and fitted wardrobes, and there are three further bedrooms all brightened by large windows.

Completing the floor is the modern family bathroom with a shower over its bath and a vanity unit with double wash hand basins.

Outside the landscaped garden is beautifully presented making it perfect for summer entertaining whilst offering a picturesque view from the inside. It has been well designed and is wonderfully low maintenance with artificial grass and perimeter planting. A paved terrace that sits at the back of the house is perfect for extending the living area in the warmer months and the covered pergola terrace at the rear ideal for a relaxed seating area, with a clever child's sand pit to the side. The garden is safely enclosed on all sides for children and pets and the garage room to the front offers storage.

This immaculate home is perfect for a growing family. A must see!



Home Office: side aspect opaque double glazed window with shutters, glazed roof lantern, fitted open shelving, wooden effect flooring, column radiator.

Shower Room: front aspect opaque double glazed window with shutters, low level WC, pedestal wash hand basin with mixer tap, heated towel rail, tiled flooring, shower cubicle with wall mounted shower attachment, tiled walls.

Playroom: rear aspect glazed door and double glazed window, glazed roof lantern, engineered wooden flooring, radiators.

Kitchen/Breakfast/Dining Room: front aspect double glazed window with shutters, side aspect French doors, space for range oven, stainless steel and glass extractor, tiled splashback, integrated dishwasher, integrated washing machine, space for wine fridge, space for American style fridge/freezer, Belfast sink with mixer tap, tiled flooring, column radiators. The kitchen has plenty of wooden countertops and a good selection of eye and base level units, part glazed, with larder cupboards, island with pull out trays, pull out wicker baskets, wine rack, drawers, overhang with space for 2 bar stools, drawers, cupboards, curved cupboards.

Family Room: part glazed roof, rear aspect bifold doors, engineered wooden flooring, recessed wall shelves with lighting.



Bedroom 1: rear aspect double glazed window, fitted sliding door part mirrored wardrobes with hanging rails, shelves, drawers, radiator.

Bedroom 2: rear aspect double glazed window, radiator.

Bedroom 3: side aspect part opaque double glazed window, radiator.

Bathroom: front aspect double glazed opaque windows with shutters, P shaped panel enclosed shower bath with rainwater shower head, hand held shower attachment, glass shower screen, vanity unit with double wash hand basins with mixer taps and cupboards under, concealed cistern WC with vanity shelf above, heated towel rail, part tiled walls, wooden effect flooring.

Bedroom 4: front aspect double glazed window with shutter, radiator.

General:

Tenure: Freehold

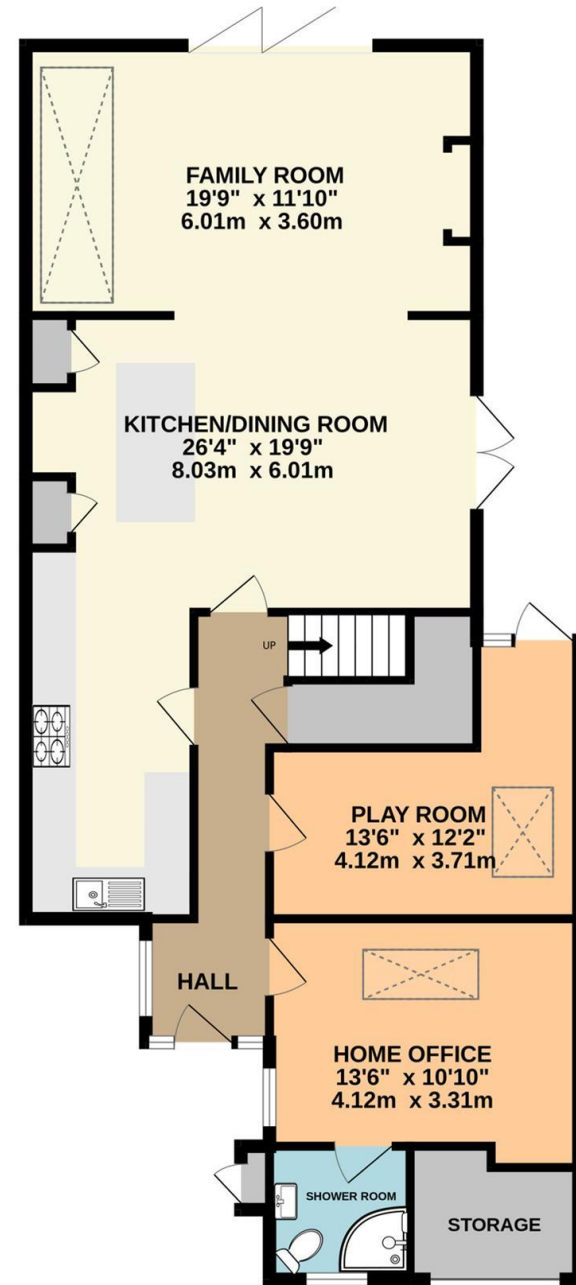
Local authority: Tonbridge & Malling District Council

Council tax: Band E (£2,770.00)

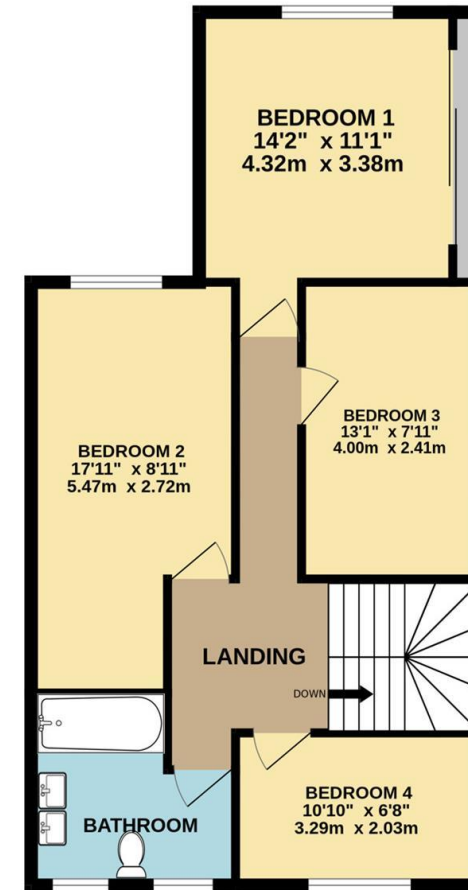
EPC: C (73)



GROUND FLOOR
1052 sq.ft. (97.8 sq.m.) approx.



1ST FLOOR
666 sq.ft. (61.8 sq.m.) approx.



APPROX TOTAL AREA 159.6 SQ.M / 1718 SQ.FT

TOTAL FLOOR AREA : 1718 sq.ft. (159.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C		73	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



AREA INFORMATION: Tonbridge, Kent

Tonbridge, on the River Medway, is 4 miles (6 km) north of Royal Tunbridge Wells, 8.6 miles (13.8 km) south of Sevenoaks, 12 miles (19 km) south west of Maidstone and 29 miles (47 km) south east of London.

It is a picturesque town steeped in history with a 13th Century Castle and a wealth of shopping and recreational amenities and unrivalled schooling.

With open countryside on its doorstep it delivers nature in abundance to be enjoyed either cycling, walking or spotting wildlife. For recreational activities, there is the Tonbridge School gym, with its impressive facilities and indoor swimming pool and the Angel Sports Centre and the public swimming pool both based in the centre of Tonbridge. Nizels Golf & Country Club is a short drive away.

There are many highly regarded primary schools in the area such as St Margaret Clitherow R C Primary School (Outstanding), Slade Primary School, Long Mead Community Primary School, Cage Green Primary School, Woodlands Junior and Infant Schools, Royal Rise Primary School (formerly St Stephen's Primary School), Bishop Chavasse Church of England Primary School and Sussex Road County Primary School. There are also independent preparatory schools such as The Schools at Somerhill, Hilden Oaks and Hilden Grange. The highly sought-after secondary level Hugh Christie, Tonbridge Girls Grammar School, Weald of Kent Girls Grammar and Judd Grammar for boys are in Tonbridge whilst the renowned Tonbridge School forms the north end of the town with Sevenoaks Schools within easy reach.

There are excellent transport links with journeys from Tonbridge mainline train station taking you to central London in approximately 40 minutes. The nearby A21 links with the M25, other motorway networks, Gatwick and Heathrow Airports, and the Channel Tunnel Terminus.



