

15 Fairview Close, Tonbridge





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Bright 3-bedroom detached house with garage and driveway in sought after area

Accommodation Summary

- Detached house (built 1970s)
 - 3 bedrooms
 - Living room
 - Kitchen/dining room
- Bathroom and ground floor cloakroom
 - Large garden
- Garage and driveway
- Catchment area for Grammar Schools
- Walking distance to Tonbridge Station (0.7 miles)
 - Chain free



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Sat on a popular cul de sac this fantastic house has been loved by the same family for nearly three decades.

Spacious and bright, its location presents a perfect dynamic of excellent schools, superb transport links, a local nature reserve and town centre amenities.

An off street driveway fronts the garage with a lawned area and planting to the side setting it back from the road.

Its smart red brick exterior and crisp white windows deliver plenty of kerb appeal with a part glazed entrance door welcoming you into a porch.

Straight ahead, the spacious living room is flooded with light from its window overlooking the quiet street. There is plenty of space for sofas and additional furniture.

Behind is the kitchen/dining room which is brightened by rear aspect windows and a glazed door which opens into the garden. Its open plan layout lets you chat to friends and family as you prepare dinner with an area perfect for a table and chairs. The kitchen forms an open U space to the side with eye and base level cabinets topped with contrasting counter tops, an integrated oven and gas hob and housing for additional freestanding appliances.

Returning to the living room through a side door is a useful guest cloakroom and stairs rising to the first floor brightened by a mid height window.

There are three bedrooms, two of which are generous doubles, and a modern bathroom with a shower over the bath and a large window for natural light.

Outside to the rear, a paved terrace sits at the back of the house providing plenty of space for summer dining and entertaining. There is an area of lawn safely enclosed by fencing for children and pets with stocked flower beds. There is street access to the side too.

The garage, accessed from the driveway, provides great storage space but could also be redesigned to create additional habitable space.

This wonderful family home in its sought-after location has been newly decorated and fitted with brand new carpets meaning you can move straight in and live.

However, it also provides a dream project to create your own vision and add value in the future. A must see!





Living Room: front aspect double glazed window, brick surround, tiled hearth and wooden mantelpiece, radiator.

Kitchen/Dining Room: rear aspect double glazed windows, rear aspect glazed door, integrated Baumatic oven, 4 ring gas hob, stainless steel extractor, stainless steel sink with drainer and mixer tap, space and plumbing for slimline dishwasher, washing machine, fridge and freezer, eye and base level cupboards, tiled splashback, tiled flooring, radiator, wall hung boiler.

Bedroom 1: front aspect double glazed window, radiator.

Bedroom 2: rear aspect double glazed window, fitted wardrobe with hanging rail and shelf, radiator.

Bedroom 3: front aspect double glazed window, radiator.



Bathroom: rear aspect opaque double glazed window, panel enclosed bath with mixer tap, hand held shower attachment, rainwater shower head, glass shower screen, vanity unit with wash hand basin and mixer tap over, drawers and cupboard under, concealed cistern WC, heated towel rail, tile effect flooring, part tiled walls.

Garage: front aspect up and over door, lighting, electricity.

General:

Tenure: Freehold

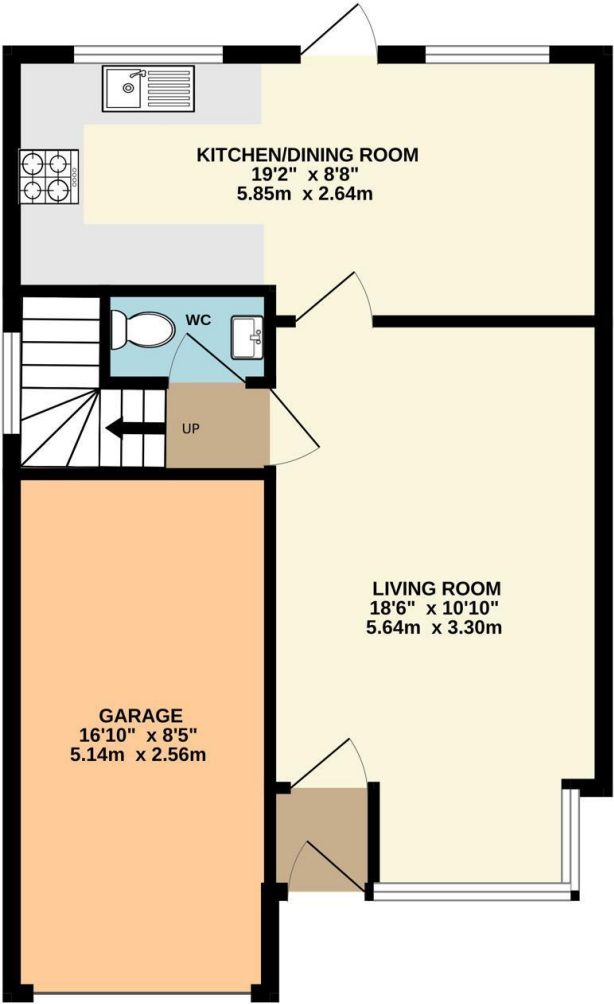
Local authority: Tonbridge and Malling Borough Council

Council tax: Band E (£2,879.76)

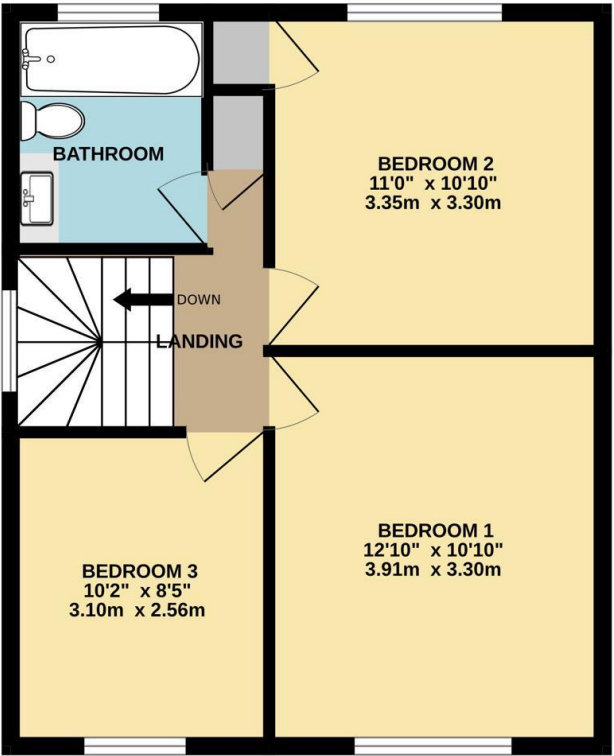
EPC: D (66)



GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING GARAGE 80.10 SQ.M / 866.15 SQ.FT

TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 Haysden Country Park which is a 64-hectare country park and Local Nature Reserve, 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 Slade Primary School, Sussex Road County 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 St Margaret Clitherow R C 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 Tonbridge Grammar School for Girls, Weald of Kent Girls Grammar and The Judd Grammar School (for boys) are in Tonbridge as well as Leigh Academy 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.



