



2 Kendal Close, Tonbridge, TN9 1LY

Offers in the region of £1,350,000

Jack Charles
Estate Agents

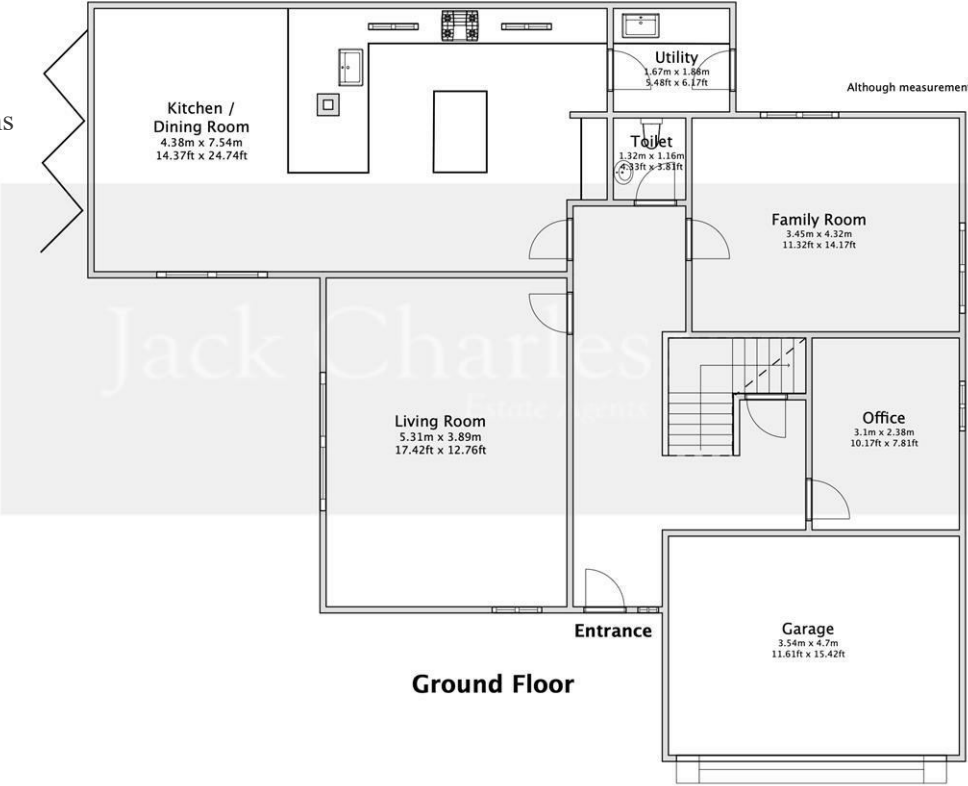
Sales & Lettings

2 Kendal Close,
Tonbridge, TN9 1LY

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.

- Detached Family Home
- Four Spacious Bedrooms
- Two Bathrooms inc Ensuite
- Stunning Openplan Kitchen / Dining / Family Room
- Lounge
- Office
- Family Room
- Utility Room
- Impressive Landscaped Gardens
- Garage & Parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(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	



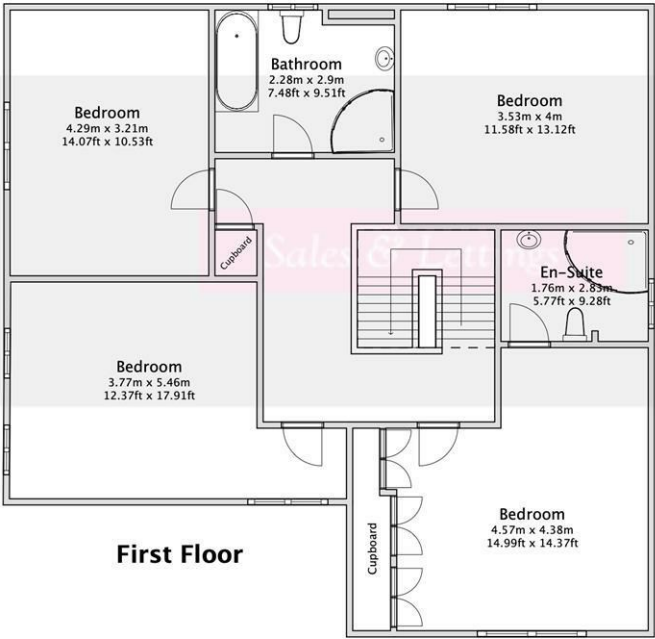
Ground Floor

2 Kendal Close

Approximate total internal area:
195.26m² (2101.76sqft)

Approximate total internal area inc garage :
211.9m² (2280.87sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only



First Floor

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To Be Sold

We are delighted to offer for sale this stunning and deceptively spacious extended four-bedroom detached family home which is rarely available at the end of a quiet cul-de-sac. The home is perfectly located in a highly desirable location, just a short stroll from the High Street and less than a mile from Tonbridge Station. This remarkable property has been completely remodelled and refurbished to an exceptional standard, offering a perfect blend of modern living and comfort.

As you enter, you are greeted by an impressive hall with doors to an office, a double aspect living room and a magnificent open-plan kitchen / family / dining room that serves as the heart of the home. The kitchen is comprehensively fitted, including granite worktops, an island with a breakfast bar, integrated Miele dishwasher and a freestanding range cooker. This spacious area is ideal for both entertaining guests and enjoying family time, with ample natural light flooding in through large windows and bi-fold doors providing direct access to the landscaped garden and patio. The contemporary design and high-quality finishes make this space truly inviting.

The property boasts three well-proportioned reception rooms, providing plenty of versatility as a formal living room, an office and a family room, either of which could double up as a 5th bedroom. The four bedrooms upstairs are generously sized, the principal bedroom has a range of built-in wardrobes and an ensuite. The 3 remaining large double bedrooms are serviced by a superb family bathroom that is tastefully designed, comprising a panelled bath and separate shower, offering both style and functionality.

Outside, the beautiful gardens provide a private and serene outdoor space for relaxation and play. The well-maintained garden, with water feature, rockery and pergola, is perfect for alfresco dining. Additionally, the property benefits from a garage offering convenient storage, and parking on the drive.

This exceptional family home in Tonbridge is not to be missed. With its impressive features and prime location, it is sure to appeal to those seeking a comfortable and stylish lifestyle.

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).

