



JONATHAN HALL

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31 Yardley Park Road, Tonbridge, Kent, TN9 1NB

Price: £4,500 PCM

jonathanhall.exp.uk.com



A charming, superbly presented and deceptively spacious five bedroom semi-detached house with a large driveway, a garage and a pleasant rear garden with a lovely large terrace; located in one of the most sought-after roads in Tonbridge. The accommodation comprises five reception rooms, a beautiful kitchen/breakfast room, a utility room, a cloakroom, five bedrooms, and three stunning bath/shower rooms. Tonbridge benefits from a wealth of local amenities including a mainline station with services to London, from only 32 minutes, and Gatwick; excellent state and private schools, including three Grammar Schools and Tonbridge School, and surrounded by beautiful countryside.

Summary

- Charming Extended 1920s House
- Superbly Presented & Deceptively Spacious
- Located on Highly Sought After Road
- Convenient for Local Amenities
- 5 Reception Rooms, WC
- Beautiful Kitchen/Dining Room, Utility Room,
- 5 Bedrooms, 3 Stunning Bath/Shower Rooms
- Large Driveway & Garage
- Pleasant Rear Garden with a Lovely Terrace
- Local Railway Station (32 mins to London)

Accommodation

Ground floor: reception hall with stairs to first floor and fireplace; kitchen/breakfast room fitted with a beautiful contemporary fitted kitchen comprising wall and base cupboards and drawers, quartz worktops, sink with Quooker (instant boiling water) tap, induction hob with built-in extractor, built-in wine cooler, built-in double oven, integrated dishwasher, integrated fridge, integrated freezer, a central island with breakfast bar, porcelain tiled floor and bi-fold doors to the beautiful terrace which stretches across the rear of the house; utility room with wall and base cupboards, sink, spaces for washing machine and tumble dryer, and porcelain tiled floor; sitting room with an open fireplace, bay window, built-in cupboard and shelving; family room with fireplace and bay window; dining room with built-in cupboard; study with French doors to the terrace; and cloakroom with WC and washbasin.

First floor: landing, principal bedroom with a fireplace, dressing room and ensuite shower room with shower, washbasin and WC; bedroom two with built-in wardrobe and ensuite shower room with shower, washbasin and WC; bedroom three with fireplace and built-in cupboards; bedroom four, bedroom five, and family bathroom with a freestanding slipper bath, large walk-in shower, washbasin, WC and built-in cupboard.

Outside

The front garden has a brick wall to the front, mature hedging to both sides and the front, beds stocked with flowering plants and shrubs, a driveway and double gates leading to the rear garden and the garage. The pleasant landscaped rear garden has a lovely large paved terrace with steps leading to the lawn with borders stocked with a variety of flowering plants, shrubs and trees, a garage and a large store room.

Agents Note

Local Authority: Tonbridge & Malling.

Council Tax Band: G.

Services: mains gas, electric, water and drains, and fibre to the property.

Windows: double glazed and triple glazed.

Heating: gas-fired central heating.

All utility bills are in addition to the rent.

Unfurnished.

Available: Immediately.

Holding Deposit if unfurnished: £1038.

Deposit Payable if unfurnished: £5192, however, the holding deposit contributes to this.

Minimum Term: 12 months.

Rent must be paid monthly in advance.

Check the website for additional information on tenants' fees.



Location

Located in one of the most sought-after roads in the popular historic market town of Tonbridge, famous for its 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway, with an excellent range of shopping, leisure and educational facilities including three Grammar schools and the highly acclaimed Tonbridge School.

Tonbridge railway station provides direct services to London Bridge, from only 32 minutes, Charing Cross and Cannon Street and services to Victoria (with one change). Access to the A21, leading to the M25, is approximately 2 miles away.

Tunbridge Wells is approximately 5.5 miles away and Sevenoaks is approximately 7 miles away.



Tonbridge offers a wide range of shops, including M&S and Waitrose, restaurants, takeaways, coffee shops, pubs, churches and excellent state and private, primary and secondary schools, including three Grammar schools and the highly acclaimed Tonbridge School.

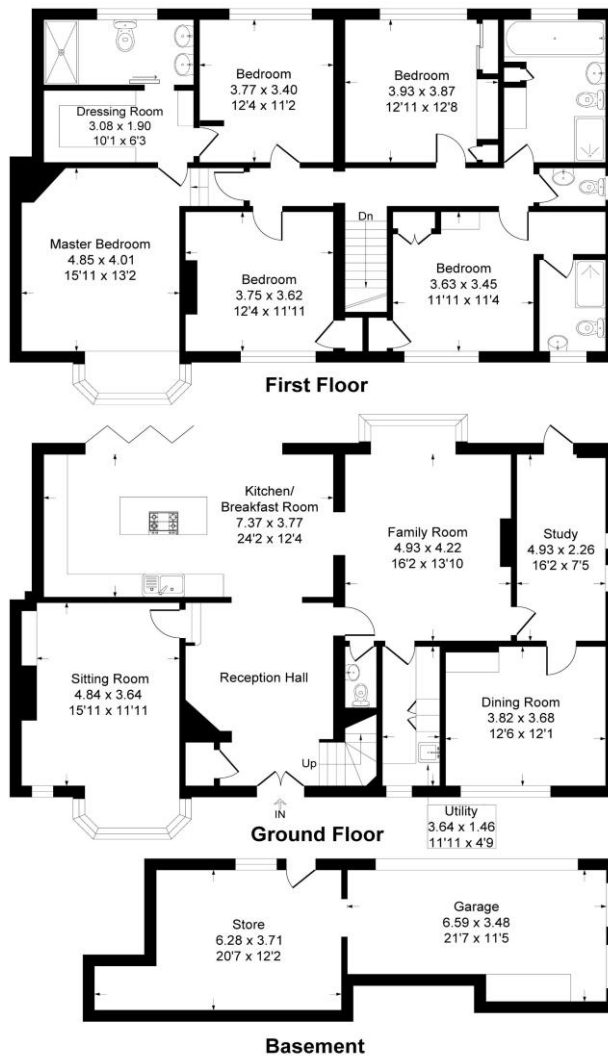
Tonbridge Park offers a covered and open-air swimming pool, tennis courts, football pitches, Rugby Club, children's play areas and a miniature railway. There is miniature golf in the town and a number of golf courses nearby. Haysden Country Park with its beautiful lakes, sailing club and children's playground is approximately 2.5 miles away. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House, Chartwell and Igham Mote.



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Approximate Gross Internal Area = 302.8 sq m / 3260 sq ft

- 1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property.
- 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified.
- 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken.
- 4) It should not be assumed that the property has all necessary planning, building regulation or other consents.
- 5) We have not tested any services, appliances or fittings.
- 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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If you need get in touch, please contact me on
07429 483 423 or email jonathan.hall@exp.uk.com

