



53 Woodfield Road, Tonbridge, TN9 2LG

Guide price £1,195,000



TN Sales is delighted to present this impressive four-bedroom family home in the heart of Tonbridge. Offering over 2,300 sq. ft. of versatile living space, the property is ideally positioned within walking distance of Tonbridge mainline station and excellent schools, making it perfect for families seeking convenience and quality of life.

The entrance hall initially welcomes you with a bright and inviting atmosphere, leading to the spacious lounge on the left and further reception room to the right. Both feature cosy log burners and plenty of space for furniture, creating an ideal setting for both family life and entertaining.

At the rear of the home is the expansive open-plan living area, combining a sitting area, bright dining space, and contemporary kitchen with dark blue cabinetry, white countertops, appliances, and a central island. Multiple bi-fold patio doors throughout enhance indoor-outdoor flow and bring in extra natural light. From the kitchen, a practical utility room and WC can both be accessed.

Upstairs, the master bedroom provides generous proportions, excellent wardrobe storage, and a stylish en-suite. The second bedroom also benefits from its own en-suite and dressing area, while two further doubles offer flexibility for family or guests. A beautifully refurbished family bathroom with modern tiling and high-quality fittings completes the first floor.

The rear garden is designed for low-maintenance enjoyment, with a generous patio area perfect for entertaining, a manageable lawn, and raised flowerbeds adding colour and interest throughout the seasons. Beside, a single-car driveway with electric gates provides both convenience and added security.

Close to shops, restaurants, and transport links and within the catchment of many first-class schools such as Judd, Skinners, Tonbridge Girls Grammar & Weald of Kent

- Walking distance To MLS
- Off Road Parking with Electric Gates
- 2 Reception Rooms
- Utility Room
- 4 Bathrooms
- Large Kitchen Diner
- Refurbished to a High Standard
- Downstairs Shower Room
- 4 Double Bedrooms
- CHAIN FREE



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	