



Connells

Burns Crescent
Tonbridge

Burns Crescent Tonbridge TN9 2PS

for sale offers in excess of
£535,000



Property Description

A truly exquisite three-bedroom home, meticulously refurbished to the highest standards, nestled in a peaceful cul-de-sac and just a stone's throw from the charming High Street, mainline station, and a selection of renowned local schools.

Upon entering, you are greeted by a spacious and inviting hallway that leads to a light-filled lounge/diner, where a beautiful log burner creates a cosy atmosphere, perfect for those colder evenings. The kitchen is a true showstopper-tastefully refurbished with elegant finishes and complemented by a separate utility room offering an abundance of storage. The upstairs accommodation includes three generously proportioned bedrooms. A splendid loft room provides a versatile space, ideal as a home office or, with planning permission, potentially a fourth bedroom. The family bathroom is a spa-like retreat, boasting a luxurious clawfoot bath that exudes timeless elegance.

Step outside into the fully landscaped, multi-level garden, an absolute haven for outdoor living. The garden is predominantly laid to a lush astro-turf lawn, with two expansive patio areas perfect for al fresco dining and entertaining. A charming pergola provides shade and shelter, while a well-appointed workshop offers additional practicality. This is a space that invites relaxation and hosting family and friends in equal measure.

Ground Floor Entrance Hall

Double glazed door to the side, double glazed window to rear (dual aspect) under stairs storage area, radiator, Amtico flooring, LED lighting, solid oak wood door leading to kitchen and dining room.

Kitchen

6' 10" Max x 12' 4" Max (2.08m Max x 3.76m Max)

Recently fitted kitchen with a range of base and eye-level units, cabinetry under lighting, sink with mixer tap, space for Rangemaster oven with five ring electric hob, two electric ovens and one fan, glass Cooke and Lewis cooker hood, integrated fridge, worksurfaces, LED spot lighting, power sockets with USB points, Amtico flooring, double glazed window to the rear, integrated microwave and cupboard housing combi boiler.

Lounge/Dining Room

11' Max x 26' 7" Max (3.35m Max x 8.10m Max)

Three double glazed windows to front, TV point, telephone point, solid oak wood doors, Amtico flooring within dining area, recently laid carpet within lounge area, radiators and Integrated log burner.

Utility Room

15' Max x 5' 2" Max (4.57m Max x 1.57m Max)

Fitted with a range of base and eye-level units, double glazed window to rear, double glazed French door to side (leading to the stunning private rear garden), Space and plumbing for dishwasher, washing machine and tumble dryer.

First Floor

Landing

Double glazed window to side and recently laid carpet.

Bedroom One

14' 4" Max x 9' 10" Max (4.37m Max x 3.00m Max)

Double glazed window to front, TV point, power sockets with USB Points, walk-in wardrobe and radiator.

Bedroom Two

11' 2" Max x 10' 9" Max (3.40m Max x 3.28m Max)

Double glazed window to front, TV point, radiator and built-in wardrobes.

Bedroom Three

11' Max x 6' 2" Max (3.35m Max x 1.88m Max)

Double glazed window to front, TV point and radiator.

Loft Room (Not Measured)

Loft room access via a ladder, part boarded, two double glazed velux windows to rear, power sockets and recently fitted lighting

Family Bathroom

Double glazed window to the rear, stunning claw foot bath with mixer tap, shower cubicle with rainfall shower, low level W.C., vanity wash hand basin with ceramic bowl and Corian surface and Karndean flooring.

Outside

Front Garden

Path leading to front door, area laid to lawn with wooden fenced borders, side gate leading to the rear garden.

Rear Garden

Fully landscaped multi level, Italian Porcelain patio area, astro-turfed lawned sectioned area, raised flower beds, fenced and wooden borders, outside power sockets, pergola, pathway and steps leading through the garden, side gate leading to the front of the property, outside tap, outside lighting and large wooden shed/workshop with lighting, sockets and separate circuit breaker.

Location

Tonbridge is a vibrant market town with a rich history, featuring the impressive 13th-century 'Motte and Bailey' Norman castle located on the River Medway. The castle grounds seamlessly connect to Tonbridge Park, which offers a range of leisure facilities including an open-air and covered swimming pool, tennis courts, children's play areas, a miniature railway, and a putting green. The town itself is home to a wide variety of retail and leisure options, with popular High Street shops, banks, building societies, coffee shops, restaurants, and traditional inns.

Within approximately 5 min walk to Judd private school, Leigh academy school, numerous primary schools, nursery and West Kent college

Tonbridge is well-connected for commuters, with a mainline station offering fast services to London (Cannon Street, London Bridge, and Charing Cross in around 40 minutes). It also benefits from easy access to the M20 and M25 motorways via the A26 and A21. The town provides an extensive range of educational options, from Nursery through to College, and includes prestigious schools such as the renowned Tonbridge School.

The surrounding area is rich in historical attractions, including Penshurst Place and Gardens, Hever Castle, Knole House, and Chartwell, the former home of Winston Churchill.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01892 547 966
E tunbridgewells@connells.co.uk

5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: C

Tenure: Freehold

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