



12 Foalhurst Close, Tonbridge, Kent TN10 4HA  
Guide: £775,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Detached Family House \*Situated in Desirable Close
- \*Immaculately Presented Throughout \*Triple Aspect Sitting/Dining Room
- \*Superb Kitchen/Breakfast Room \*Ground Floor Cloakroom
- \*Three Double Bedrooms \*Family Bathroom
- \*Landscaped South Facing Rear Garden \*Open Outlook over Fields
- \*Front Garden & Block Paved Driveway
- \*Car Port, Garage and Timber Outbuilding

#### Description

An opportunity to acquire a spacious and immaculately presented detached house situated in a peaceful tucked away yet convenient position. The current vendors have updated the property to a high standard throughout including a superb kitchen/breakfast room with bi-fold doors opening to the triple aspect sitting/dining room, providing a light, spacious and versatile family home. The landscaped rear gardens enjoy an open outlook over fields, a block paved driveway provides ample off road parking with the benefit of a single garage, car port and versatile timber outbuilding.

#### POINTS OF NOTE:-

- The property is approached over a block paved driveway with front door leading to enclosed entrance vestibule with attractive herringbone parquet flooring and glazed door to:-
- Spacious hallway with stairs rising and turning to the first floor, window to half landing, herringbone parquet flooring and understairs storage cupboard. Modern contemporary cloakroom comprising close coupled w.c and vanity basin.
- Superb kitchen/breakfast room fitted with a range of modern shaker style wall cabinets and base units of cupboards and drawers with complementing square edge laminate worktops and tiled splashbacks. Two eye level side by side electric ovens, five burner gas hob with extractor over, sink unit and fully integrated dishwasher. Engineered oak flooring runs throughout the space with door to the side and bi-fold doors opening through to the:-
- Triple aspect sitting/dining room enjoying a continuation of the herringbone parquet flooring, two windows to side and picture window overlooking the garden and French doors leading out onto the terrace.
- Bright first floor landing with access to loft via hatch with drop down ladder. Three double bedrooms and modern contemporary bathroom complete the first floor accommodation. Two of the bedrooms enjoy an aspect to the rear with lovely views over the surrounding countryside and the main bedroom with aspect to front has a comprehensive range of fitted wardrobes.
- Agents Note: the largest dual aspect room was previously two bedrooms converted to one spacious double.



- Contemporary family bathroom fitted with a white modern suite comprising panelled bath, vanity basin, close coupled w.c and separate shower enclosure, finished with tiled walls and ceramic tiled floor
- Front garden and block paved driveway, double wooden gates leading to the car port and garage. Single garage with up and over door to front, power and light, utility area with space and plumbing for washing machine and tumble dryer.
- Attractively landscaped south facing rear garden with open outlook over fields, mainly laid to level lawn with mature tree, shrub and flower borders and raised south facing terrace ideal for entertaining. Timber outbuilding divided into two storage areas both with power and light.
- Council Tax: Band: F – Tonbridge & Malling – Amount currently payable: £2,950.00.
- All main services. Gas central heating system boiler located in the loft. Double glazed windows. Pathway located in the close providing right of access to field.
- EPC: D

#### Situation

The property is situated off the Hadlow Road on the A26 between Tonbridge and Hadlow providing a good range of local amenities. Tonbridge is approximately five miles offering comprehensive shopping, educational and recreational facilities, and mainline station to London (London Bridge/Cannon Street/Charing Cross). The M20 and M25 Motorways are accessed via the A26 and A21. The area is well served with primary and secondary schools in both the state and private sectors and colleges. Leisure facilities in the area include Poult Wood Golf Club and the Angel Leisure Centre in Tonbridge. The village of Hadlow nearby is situated within a conservation area, surrounded by countryside and with many buildings of interest including the historic St Mary's church and the Hadlow Folly.



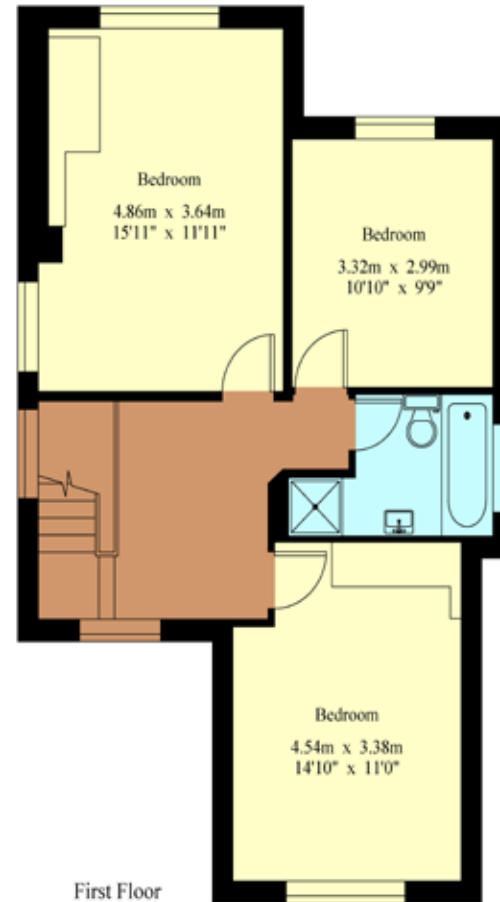
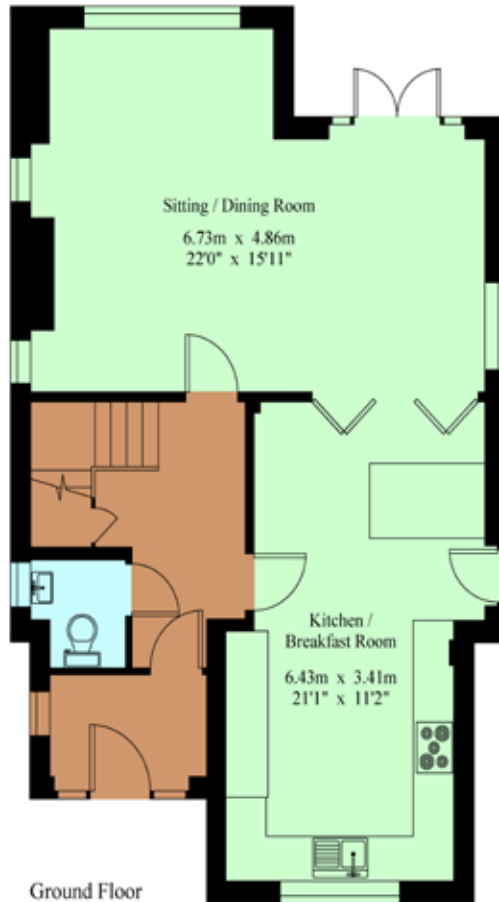
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## 12 Foalhurst Close

House - Gross Internal Area : 126.2 sq.m (1,358 sq.ft.)  
Garage - Gross Internal Area : 12.9 sq.m (138 sq.ft.)



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