



53 Northwood Road, Tonbridge, Kent TN10 3HJ
Guide Price: £475,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Modern Extended Semi-Detached Family Home

*Popular Residential Area *Spacious Sitting Room

*Contemporary Kitchen/Dining Room *Conservatory *Cloakroom

*Three Bedrooms *Contemporary Family Bathroom

*Attractively Landscaped Rear Garden backing Woodland *Off Road Parking

Description

This modern semi-detached three bedroom family home is situated in the popular residential area of North Tonbridge, having good access to local schools and local amenities. The property is presented in good order throughout with the benefit of a rear conservatory extension and contemporary open plan kitchen/dining room forming the hub of the home. The private landscaped rear garden is a lovely feature enjoying a tree lined outlook to the rear and off road parking to the front.

POINTS OF NOTE:-

- Enclosed entrance porch leading to hallway having oak effect laminate flooring and stairs rising to the first floor. Understairs cloakroom with combined close coupled w.c and sink, further downstairs storage cupboard.
- Spacious family sitting room with aspect to the front.
- Open plan modern kitchen/dining room fitted with a range of high gloss wall cabinets and base units of cupboards and drawers with coordinating laminate worktops and tiled splashback. Single oven with electric hob and pull-out extractor over, space for dishwasher and washing machine, sink unit, fully integrated fridge and freezer. Door to garden and ceramic tiled flooring to kitchen area and laminate flooring to dining area with space for table and chairs and open archway through to:-
- Bright conservatory with lovely outlook over the garden and patio doors opening onto the terrace.
- First floor landing with access to loft via hatch with drop down ladder.
- Main bedroom with aspect to front, treble fitted mirror door wardrobes and two further built in cupboards. Second double bedroom with fitted wardrobe and aspect to rear overlooking the garden. Third single bedroom with aspect to front.
- Contemporary family bathroom fitted with a white suite comprising panelled bath with shower over, rainfall head and glazed screen, wall mounted vanity unit and basin, close coupled w.c, metro tiled walls, ceramic tiled flooring and inset lighting.



- A particular feature of the property is the attractively landscaped rear garden, mainly laid to lawn with gravel pathways, shrub/flower borders offering a variety of interest and raised terrace area with brick built bbq and gravel seating area, ideal for entertaining. Fenced and mature hedged boundaries and tree lined outlook to the rear backing woodland. Large metal garden store to rear, access to side via wooden gate with pedestrian access over neighbouring driveway.
- Front garden with paved driveway, offering off road parking for two vehicles.
- Services: All mains services. Gas central heating, boiler located in the loft and renewed in 2021. Triple glazed windows.
- Council Tax Band: D – Tonbridge & Malling
- EPC: B

Tonbridge
 The property is situated on the Northern side of the town and close to local shopping facilities at York parade. Tonbridge is an attractive market and commuter town situated on the banks of the river Medway with Norman castle and riverside park. The town offers a good range of shops, supermarkets, restaurants, bars and cafes, leisure centres, a swimming pool and tennis courts. There are excellent primary and secondary schools locally in both state and private sectors including Weald of Kent and Judd grammar schools and Tonbridge School and Tonbridge main line station provides services to Cannon Street/London Bridge/Charing Cross in about 40 minutes. The A21 and A26 linking to the M25 and M20 are easily accessible.



Viewing Strictly By Appointment

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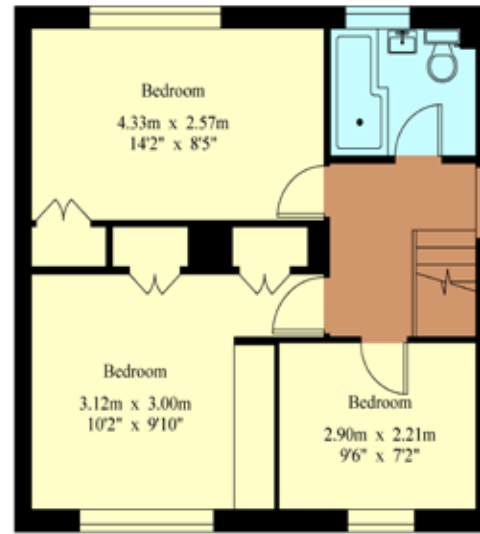
53 Northwood Road

House - Gross Internal Area : 100.3 sq.m (1079 sq.ft.)

Garden Store - Gross Internal Area : 10.6 sq.m (114 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.

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