



33 Quarry Bank, Tonbridge, Kent, TN9 2QZ
Guide: £1,000,000 - £1,100,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Immaculate Detached Family Home *Popular South Tonbridge Location
- *Walkable to Main Line Station, Schools & Town Centre
- *Five Bedrooms *Three Receptions *Kitchen/Breakfast Room & Utility
- *Family Room and Storage Rooms *Main Bedroom Suite
- *Guest Bedroom Suite *Family Bathroom & Cloakroom
- *Front Garden and Block Paved Driveway
- *Superb Landscaped Rear Garden with Timber Studio

Description

An opportunity to purchase a substantial executive style five bedroom family home, situated in a quiet cul-de-sac on a corner plot in an exclusive residential development on the south side of Tonbridge, within easy reach of the town, schools and main line station. The property is presented in immaculate order, the current vendors having modernised throughout and created a superb landscaped rear garden with detached timber studio.

Accommodation: -

- Spacious L-shaped entrance hallway having Amtico flooring and stairs rising to the first floor, under stairs cloaks cupboard and contemporary cloakroom.
- Three reception rooms to the ground floor, a sitting room with French doors and open fireplace. A formal dining room with bay window overlooking the rear garden accessed via double wooden and glazed doors from the hallway and a ground floor study with bay window to front.
- Kitchen/breakfast room fitted with the range of modern light grey wall mounted cabinets and base units of cupboards and drawers with complementing square edge worktops and metro tiled splashback. Fully integrated larder fridge, two Siemens eye level ovens, induction hob with extractor over, integrated Siemens dishwasher, pull out larder cupboard and corner carousel. Amtico flooring with border tile. Utility room with door to side, sink unit, space and plumbing for washing machine and tumble dryer.
- The rear of the garage is currently converted to provide an additional family room/den with two storage rooms, one with door to side/garden and one up and over door. This space could easily be reverted to a double garage if required.
- First floor spacious landing having high ceiling with window, fitted airing cupboard and access to boarded loft space with drop down ladder and light.
- Dual aspect main bedroom suite with dressing area, two double fitted wardrobes and contemporary en-suite bathroom.
- Second bedroom guest suite with aspect to rear overlooking the garden and contemporary en suite shower room. Third and fourth bedrooms also with aspect to rear and fitted wardrobes Fifth single bedroom with bay window to front. Completing the first floor accommodation is the contemporary family shower room.



- The property is approached over a block paved driveway offering parking for several vehicles with mature shrub/flower borders, climbing Wisteria and Virginia Creeper, access to side and rear garden via wooden gate.
- The attractive rear garden has been beautifully landscaped and tended by the current vendors, mainly laid to lawn with mature trees and deep shrub/flower borders providing a variety of interest all year. Raised timber decked area with timber garden workshop, BBQ and seating area and detached timber studio ideal for a variety of uses including hobbies or home office. Further garden storage shed and summer house with decked seating area to the rear of the garden.
- Services & Points of Note. Gas fired central heating. Wooden double glazed windows. Fibre broadband connection. Security alarm and wired smoke detectors.
- Council Tax Band: G - Tonbridge & Malling.
- EPC: C

Situation

Tonbridge is a 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 and the property is within walking distance of Weald of Kent, Tonbridge and Judd grammar schools, as well as Hillview and Hayesbrook secondary schools. 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.



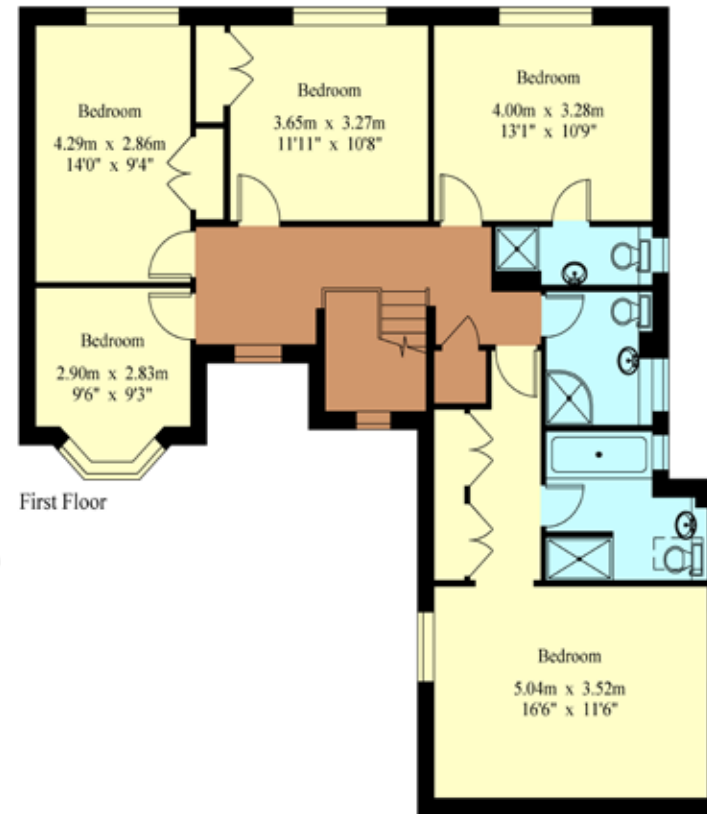
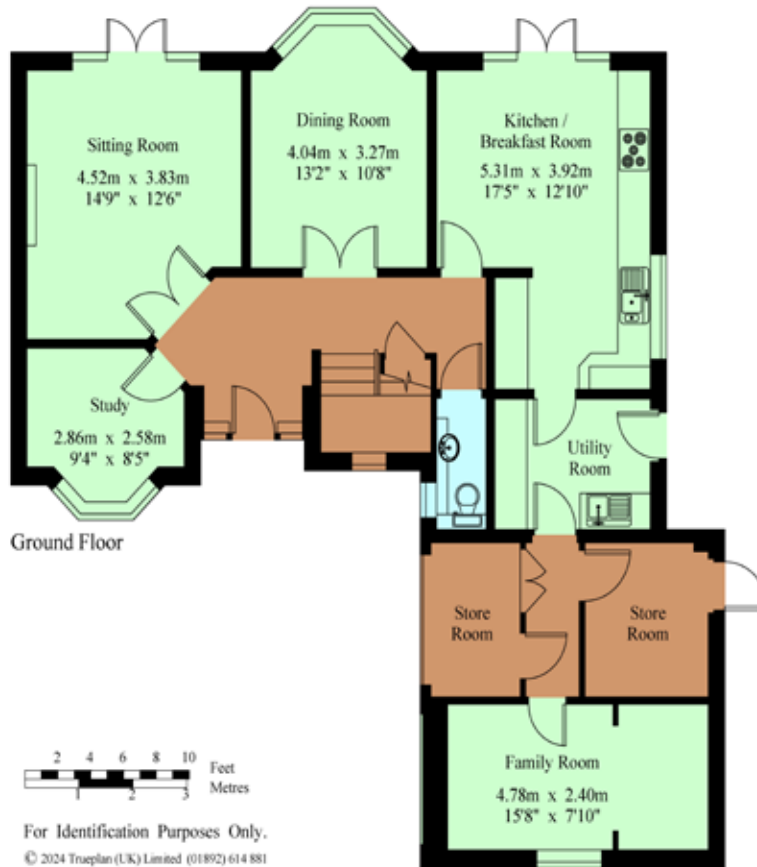
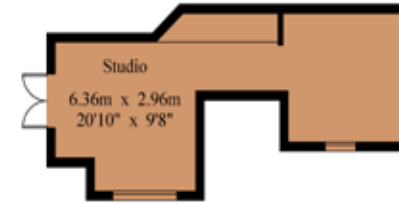
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01732 834835

www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk

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House - Gross Internal Area : 211.7 sq.m (2278 sq.ft.)
 Studio - Gross Internal Area : 13.0 sq.m (139 sq.ft.)



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