



6 Kings Road, Tonbridge, Kent TN9 2HD
Guide Price: £750,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Spacious Detached Family Home *Popular South Tonbridge Location
*Walkable to Main Line Station, Local Schools & Town *Four Bedrooms
*Three Reception Rooms *Wren Kitchen/Breakfast Room *Study
*Cloakroom *Garden Room *Refitted Family Bathroom & Separate W.C
*Front Garden & Driveway *Delightful South Facing Rear Garden

Description

This four bedroom detached house is situated in an established residential area on the south side of Tonbridge within walking distance of the main line station, renowned local schools and town centre. This spacious and versatile family home has much to offer, enjoying a refitted Wren kitchen and bathroom and delightful south facing well stocked rear garden extending to approximately 100ft in length.

Accommodation: -

- Enclosed entrance porch with tiled flooring leading to the entrance hallway having stripped wooden staircase rising to the first floor, dado rail and spacious ground floor cloakroom.
- Bright dual aspect study, converted from the garage, having cupboards housing gas and electric meters and wall mounted gas heater.
- Kitchen, recently refitted with a range of Shaker style wall mounted cabinets and base units of cupboards and drawers by Wren with contrasting wood block effect worktops and tiled splashback. Appliances include integrated Smeg dishwasher, double oven and gas hob with extractor over, integrated fridge/freezer, space and plumbing for washing machine. Walk in larder with space for tumble dryer and two further full height kitchen storage cupboards.
- Bright spacious sitting room with feature fireplace and gas coal effect fire, opening to the dining room having wood effect laminate flooring and leading through into the garden room having windows on two sides and lovely outlook over the garden and doors opening to the terrace.
- First floor spacious landing with access to part boarded loft via hatch with drop down ladder.
- Family bathroom, recently refurbished with a contemporary white suite from Bathstore comprising roll top freestanding bath, vanity unit with sink and separate tiled corner shower cubicle. Fitted airing cupboard with water cylinder. Matching separate toilet.
- Main bedroom having aspect to front and laminate wood effect flooring. Second bedroom with high window to side and fitted wardrobe. Third bedroom having aspect to rear overlooking the garden and fitted wardrobe and fourth bedroom with aspect to front and open fitted wardrobe.
- Driveway to the front of the property providing off road parking.



- Delightful south facing rear garden extending to approximately 100ft in length, planted with an abundance of mature trees, including Silver Birch and Acers and attractive shrub/flower borders. Terrace to rear and side and further terrace/seating area to the rear with trellis providing privacy and mature hedged boundaries. Garden shed, corrugated greenhouse, four raised planting/vegetable beds, compost area and wildlife pond.
- Services and Points of Note: All mains services. Gas central heating, Worcester boiler sited in the kitchen. Double glazed windows. Satellite connection. BT broadband.
- Council Tax Band: F – Tonbridge & Malling Borough Council. EPC: D

Tonbridge

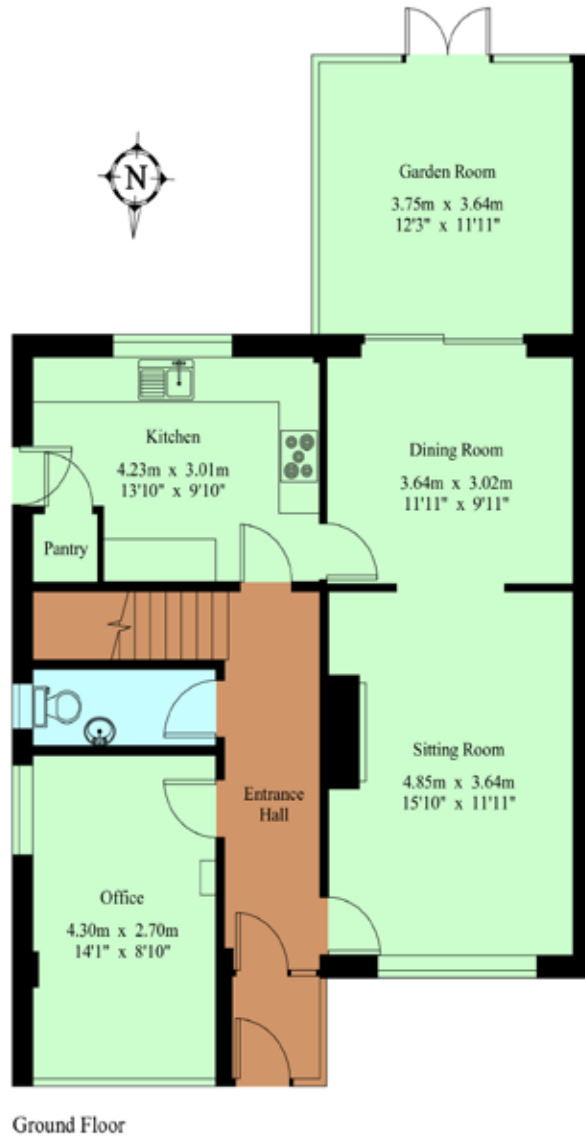
The property is located on the southern side of the town, being a popular area for families and commuters, being within walking distance to the main line station, town centre and local schools including the new Royal Rose Primary School. Tonbridge is a market and commuter town situated on the banks of the river Medway with Norman castle and riverside park. The town offers an excellent 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, Tonbridge and Judd grammar schools, Royal Rise Primary School and Hillview School for Girls nearby. 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 The A21 and A26 are easily accessible linking to the M25 and M20 motorway network, the south coast, major airports, the Channel Tunnel and Bluewater and Lakeside shopping centres.



Viewing Strictly By Appointment

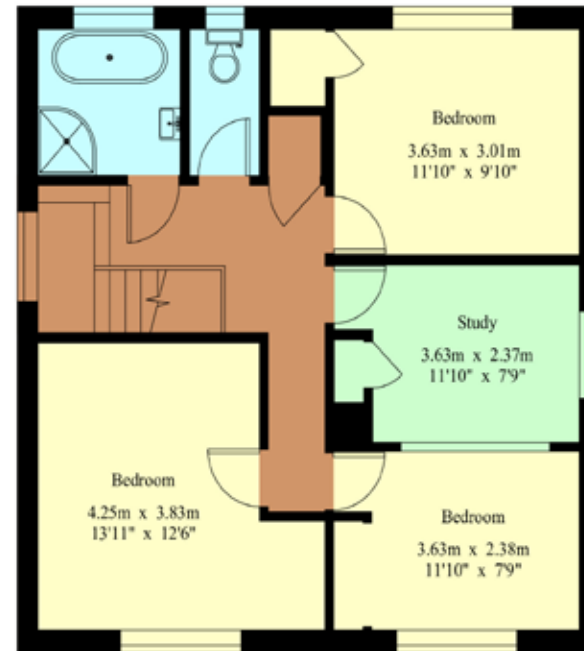
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6 Kings Road

Gross Internal Area : 149.9 sq.m (1613 sq.ft.)



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