



30 Farm Lane, Tonbridge, Kent. TN10 3DG  
Price: £635,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





- \*Modern Link Detached Family Home \*Four Bedrooms
- \*Situated in a Quiet Cul-De-Sac on the Hildenborough/Tonbridge Borders
- \*Open Plan Sitting/Dining Room with Bi-Folds \*Kitchen/Breakfast Room
- \*Study/Family Room & Cloakroom \*Main Bedroom with En-Suite \*Family Bathroom
- \*Front Garden & Block Paved Driveway with EV Charger
- \*Low Maintenance Rear Garden \*Attached Garage & Covered Utility Area

#### Description

This modern link detached four bedroom family home is situated in a quiet residential cul-de-sac on the Hildenborough/Tonbridge borders. The property offers flexible family accommodation enjoying an open plan layout to the ground floor with bi-folding doors opening to the terrace, main bedroom with en-suite and smart block paved driveway offering ample off road parking with EV charger.

#### Accommodation: -

- Bright entrance hall with full height fitted cloak cupboards window to side and ceramic tiled flooring with underfloor heating. Door to:-
- Modern contemporary cloakroom comprising concealed cistern toilet, wall mounted basin, wall tiling with decorative border and ceramic tiled floor.
- Ground floor study/family room, a versatile space with aspect to front.
- Dual aspect open plan sitting/dining room with central stand alone electric fireplace, window to front, stairs rising to the first floor and open archway through to the dining area, open plan to the kitchen with bi-fold doors opening to the rear garden/terrace. Engineered oak flooring throughout.
- Kitchen/breakfast room fitted with a range of cream shaker style wall mounted cabinets and base units of cupboards and drawers with contrasting wood block worktops including a breakfast bar return. Baumatic range cooker and extractor canopy over. Space for dishwasher and integrated microwave, sink unit, window overlooking the rear garden and space for upright fridge/freezer. Deep pantry, ceramic tiled flooring, door to side and door to:-
- Utility area fitted with modern white gloss units and wood block worktop, inset ceramic sink, space and plumbing for washing machine. Sliding door to storage cupboard housing meters and ceramic tiled flooring.
- First floor landing with aspect to front, access to part boarded and insulated loft space via hatch with drop down ladder and light. Built in airing cupboard containing hot water cylinder with fitted immersion, further fitted shelved linen cupboard and engineered oak flooring.
- Main bedroom with aspect to rear, fitted with a comprehensive range of wall to ceiling fitted mirrored wardrobes and continuation of the engineered flooring. Smart contemporary en-suite shower room fully tiled comprising walk in wet room shower area with extractor, wall mounted sink and concealed cistern toilet. Inset lighting and ceramic tiled flooring with underfloor heating.
- Three further bedrooms, one with aspect to rear and fitted wardrobe and two with aspect to front, one having wall to ceiling fitted mirrored wardrobes.
- Family bathroom fully tiled and fitted with modern contemporary suite comprising panelled bath with wall mounted Aqualisa electric shower, vanity basin and concealed cistern toilet.





- The property is approached over a smart block paved driveway off Farm Lane, with shrub/flower border.
- Attached single garage with up and over door to front, two storage sheds, tap with hose, open at the rear leading to a useful covered area with decked flooring, power and light and double doors opening to the rear garden/decking.
- The low maintenance rear garden enjoys walled and fenced boundaries having large terrace with raised flower beds, area of artificial grass and hard wearing resin Trex decked area, external power outlets and external tap with hoses.
- Services & Points of Note: All mains services. Gas fired central heating, Worcester boiler sited in the loft. Double glazed windows. New water mains and meter to the property. Privately owned solar panels and EV car charging point. Fibre broadband connection.
- Council Tax Band: F - Tonbridge & Malling Borough Council. EPC: B

#### Situation

The property is located on Farm Lane off the London Road, on the Hildenborough/Tonbridge borders. Tonbridge town is only one mile away, offering a wide range of shopping, educational, and recreational facilities, as well as a Main Line Station to London (Charing Cross/London Bridge line). Hildenborough village is also just over one mile away, this popular village offers local shops and post office and amenities including medical centre, village halls offering social activities and classes, church, public house, library and Ridings Café. The weekly farmers' market is a popular meeting place for the local community, whilst the mainline station offers services to London Charing Cross (via Waterloo East) and Cannon Street. Well regarded primary schools include Stocks Green and Hildenborough CofE. Grammar schools located in Tonbridge, Sevenoaks and Tunbridge Wells including Judd and The Skinners School. Private schools including Sackville in the village, Hilden Grange and Tonbridge School. State secondary schools in Tonbridge including Hayesbrook and Weald of Kent. The A21 by-pass links to the M25 motorway network to London, the south coast, major airports, the Channel Tunnel and Bluewater shopping centre. Leisure facilities include Nizels Golf and Country Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.



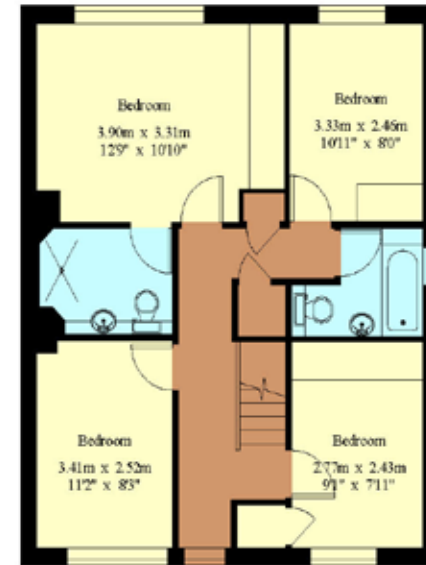
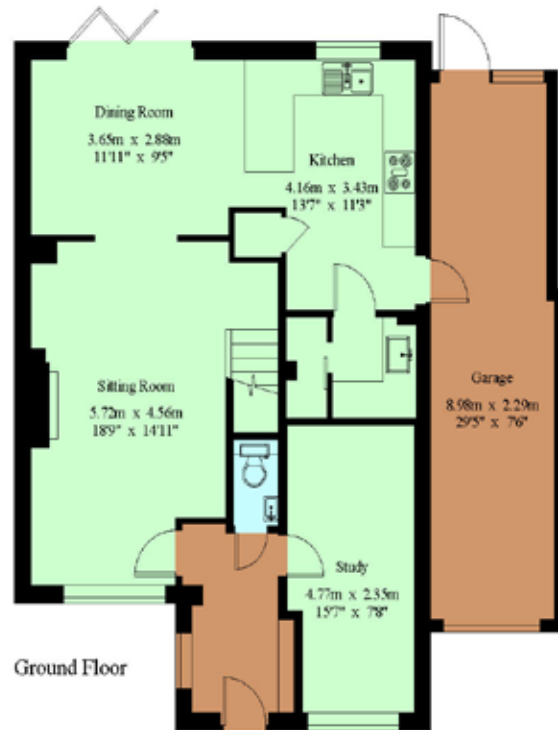
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# 30 Farm Lane

Gross Internal Area : 156.6 sq.m (1685 sq.ft.)  
(Including Garage)



First Floor

2 4 6 8 10 Feet For Identification Purposes Only.  
1 2 3 Metres © 2024 Truplan (UK) Limited (01892) 614 881

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