



12 Seabrook Road, Tonbridge, Kent TN10 3AS
Guide: £600,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Attractive Link Detached Family Home

*Sought After Residential Location *Three Bedrooms

*Open Plan Sitting/Dining Room *Conservatory Extension

*Fitted Kitchen *Cloakroom *Spacious Family Bathroom

*Driveway & Single Garage *Front and Rear Gardens

Description

An ideal opportunity to acquire this link detached, three bedroom property located in a sought after residential area on the Hildenborough/Tonbridge borders. This long term, well cared for family home features an attractive conservatory extension and has the benefit of triple glazing to the front elevation. Whilst being well maintained and decorated, it still boasts some of the original features and therefore offers potential for some modernisation or further extension if required.

Accommodation:-

- Covered entrance porch, quarry tiled step and front door leading to the bright hallway with original parquet flooring and staircase rising and turning to the first floor with large picture window.
- Ground floor cloakroom fitted with a white suite comprising low level toilet, corner basin, wall tiling to half height, laminate wood effect flooring and opaque window.
- Dual aspect open plan sitting room/dining room enjoying a square bay window to front, high window to side and patio doors in the dining area leading to the conservatory. Central fireplace with fitted coal effect gas fire and wall lighting. Agents note: this room also has wooden parquet flooring beneath the carpet.
- Conservatory extension double glazed on three sides with French doors leading out to the garden, heating power and lighting.
- Kitchen fitted with a range of light wood wall mounted cabinets and base units of cupboards and drawers, space for appliances including washing machine and cooker, sink unit with double drainer, laminate worktops and tiled splashback. Breakfast bar with serving hatch to dining room, Viessmann wall mounted gas fired boiler, window to rear overlooking the garden and door to side.
- First floor landing with fitted airing cupboard housing tank and access via hatch to part boarded loft space with light.
- Main bedroom with aspect to front enjoying wall to wall fitted wardrobes and further built in double wardrobe. Second bedroom with built in double wardrobe and aspect to rear overlooking the garden. Third bedroom with aspect to front has laminate wood effect flooring, and is currently used as a study/guest bedroom.
- Spacious family bathroom comprising panelled bath with electric wall mounted shower over, curtain and rail, pedestal basin, bidet, opaque window and vinyl flooring.
- The property is approached over a paved driveway with lawn and shrub/flower borders. Wrought iron gate leading to side walkway and door to garage having up and over door to front, power and light.

- Attractive rear garden mainly laid to lawn with shrub/flower borders and fenced boundaries, paved terrace to the rear of the garage and external tap.
- Services and Points of Note: All mains services. Gas central heating. Double glazed windows, triple glazed to the front elevation and bathroom. Rockwool cavity wall insulation. BT phone and broadband connection.
- Council Tax Band: E – Tonbridge & Malling Borough Council
- EPC: D

Situation

The property is situated in Seabrook Road, a desirable residential area, located on the Tonbridge/Hildenborough borders. Tonbridge town centre is one mile distant offering a comprehensive range of shopping, educational and recreational facilities together with a Main Line Station to London (Charing Cross/London Bridge line), with the A21 bypass linking to the M25 Motorway Network. Nearby, Hildenborough village offers local shops, post office and amenities including medical centre, village hall, 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 schools include Stocks Green and Hildenborough primary schools, grammar schools in Tonbridge, Sevenoaks and Tunbridge Wells including Judd and The Skinners School, together with Sackville in the village. 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.



Viewing Strictly By Appointment

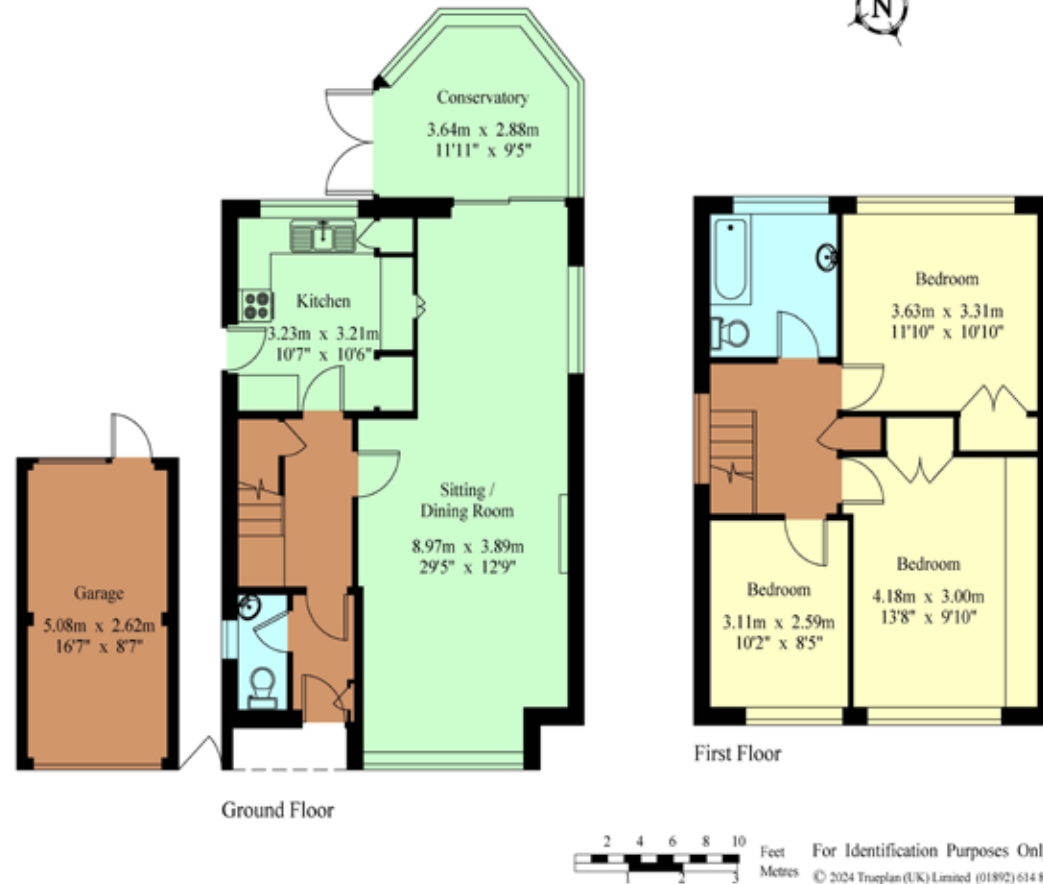
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12 Seabrook Road

House - Gross Internal Area : 113.2 sq.m (1218 sq.ft.)

Garage - Gross Internal Area : 13.0 sq.m (139 sq.ft.)



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