



11 The Spinney, Tonbridge, Kent TN9 2QQ
Offers In Excess Of: £800,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Modern Detached Family Home
- *Favoured South Tonbridge Cul-De-Sac Location
- *Walkable to Main Line Station, Schools & Town Centre
- *Five Bedrooms *Three Reception Rooms *Kitchen/Breakfast Room
- *Dining/Family Room *Utility & Cloakroom
- *Two En-Suites & Family Bathroom *Integral Garage & Driveway
- *Landscaped Rear Garden & Terrace

Description

An opportunity to purchase this detached five bedroom family home, situated in an elevated cul-de-sac position on a favoured residential development on the south side of Tonbridge, close to local amenities, woodland and within easy reach of the town, schools and main line station. The property is presented in lovely order throughout and has been enjoyed as a long term family home.

Accommodation

- Entering the property into the bright entrance hallway having staircase rising to first floor with bespoke understairs storage, door to modern fitted cloakroom, spot lighting and stylish ceramic tiled flooring.
- Double wooden multi-paned doors open through to the sitting room having an aspect to front with fitted wooden shutters and papered feature wall.
- Further reception room currently utilised as a playroom having papered walls, aspect to rear overlooking the garden, fitted wooden shutters and dark wood laminate flooring.
- Smart kitchen/breakfast room spanning the rear of the property with double doors opening the dining/family room. Kitchen fitted with a range of modern wall mounted cabinets and base units of cupboards and drawers, including dresser, contrasting laminate worktops and upstands with breakfast bar peninsular. Eye level Bosch double oven, five burner gas hob, sink unit, integrated dishwasher and space for freestanding fridge/freezer, ceramic tiled flooring and downlighting throughout the space. Open hatch with wooden shutters to the dining/family room.
- The dining/family room enjoys a lovely outlook over the rear garden, glazed on three sides with double doors opening to the rear garden and the benefit of an insulated roof for comfortable use all year round.
- Utility room, located off the kitchen, fitted with wall mounted cabinets, base units and worktop, space for washing machine and tumble dryer, door to side and door to the:-
- Integral garage having up and over door to front, power and light, wall mounted Ideal Classic gas fired boiler.
- First floor landing with access to part boarded loft space via hatch, drop down ladder and light and fitted linen/airing cupboard.
- Main bedroom suite having aspect to front, full height wall to wall fitted wardrobes and contemporary en-suite bathroom. Second bedroom with aspect to rear and far reaching views and contemporary en-suite shower room with walk in double shower enclosure. Third double bedroom also with aspect to rear and fourth bedroom with aspect to front and fitted wardrobes. The fifth bedroom is currently utilised as a study. All of the bedrooms have fitted wooden shutters and a smart contemporary family bathroom completes the first floor accommodation.

- The property is approached over a driveway leading to the integral garage with porch canopy and step to the front door. The rear garden enjoys a paved terrace/seating area, mainly laid to lawn with low brick retaining wall and raised borders planted with a variety of shrub/flowers, mature tree and fenced boundaries. Access to front via wooden gate.
- Services & Points of Note. All mains services. Gas central heating. Double glazed windows replaced in 2023. House security alarm.
- Agents Note: The residents of The Spinney have the benefit of a private secure communal area with woodland, lawn and pond and each pay £240 per annum towards the upkeep.
- Council Tax Band: G - Tonbridge & Malling Borough Council
- EPC: D

Situation

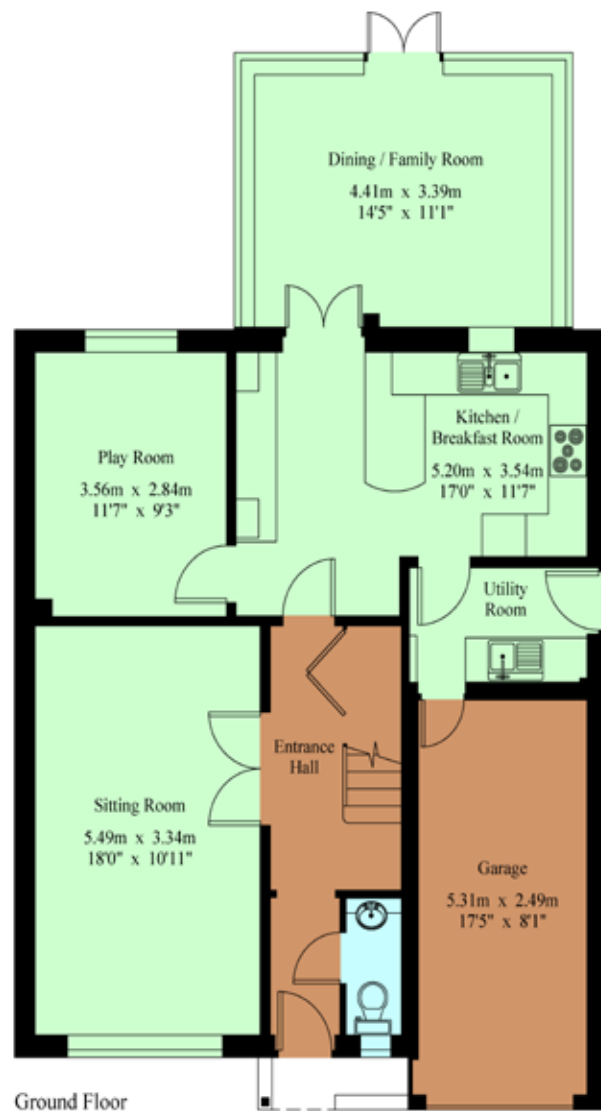
The property is situated in a quiet residential area short walk of all Grammar Schools, Sussex Road Primary School and the mainline station. Tonbridge is a thriving market and commuter town situated on the banks of the river Medway with Norman castle and riverside park. The town offers a good range of high street stores, banks and building societies, supermarkets, restaurants, bars and coffee shops, leisure centres, a swimming pool and tennis courts Tonbridge offers a full range of education from Nursery to College and includes primary and secondary schools locally in both state and private sectors including Weald of Kent, Tonbridge and Judd grammar schools, as well as Hillview and Hayesbrook secondary schools. Tonbridge main line station provides fast commuter links to Cannon Street/London Bridge/Charing Cross in about 40 minutes. The A21 and A26 linking to the M25 and M20 are easily accessible. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell.

Viewing Strictly By Appointment

01732 834835

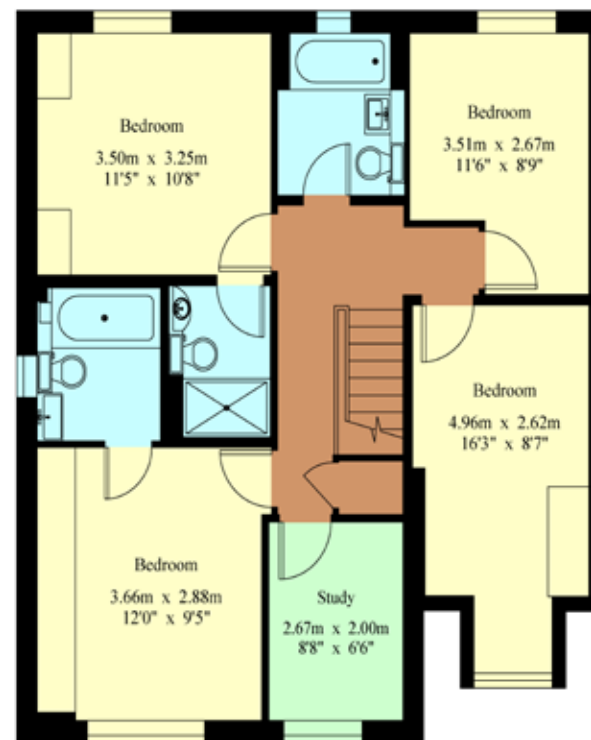
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11 The Spinney

Gross Internal Area : 166.1 sq.m (1787 sq.ft.)
(Including Garage)



2 4 6 8 10 Feet
Metres For Identification Purposes Only.
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