



7 Ely Gardens, Tonbridge, Kent TN10 4NZ  
Guide Price: £1,150,000

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





- \*Executive Style Family Home
- \*No Onward Chain
- \*Residential Cul-De-Sac Location in North Tonbridge
- \*Close to Town, Schools and Station
- \*Five Bedrooms
- \*Two Reception Rooms
- \*Open Plan Kitchen/Breakfast Room
- \*Three Bath/Shower Rooms
- \*Cloakroom
- \*Large Integral Garage
- \*Front Garden & Block Paved Driveway
- \*Delightful Level South Facing Rear Garden

#### Description

An opportunity to acquire this detached five bedroom executive style long term family home, in a desirable residential cul-de-sac, the current vendors having enjoyed the property since new in 1995. The property offers excellent spacious and highly versatile family accommodation, situated on the north side of Tonbridge, an excellent location for the town centre, schools and access to the mainline station, being sold with no onward chain.

#### Accommodation

- Entering into the bright L-shaped hallway with stairs rising to the first floor, modern ground floor cloakroom and formal dining room with aspect to front. Double wooden multi-paned doors opening to:-
- Bright sitting room having French doors opening onto the rear terrace with full height side windows, central feature fireplace housing a gas coal effect fire and wooden surround, wall light points.
- Open plan kitchen/breakfast room fitted with a range of wall mounted cabinets and base units of cupboards and drawers, laminate worktops with breakfast bar return and tiled splashbacks. Spaces for appliances, including range cooker, freestanding fridge freezer and dishwasher, sink unit positioned below the window with views over the rear garden. Dining area with further window to rear overlooking the garden and vinyl chequer board tiled flooring throughout the space.
- Utility off the kitchen having space and plumbing for washing machine, sink, cupboards and laminate worktop, door to side and rear garden.
- First floor landing with access to part boarded loft space via hatch with drop down ladder. Deep airing cupboard containing large Excelsior water cylinder.
- Main bedroom suite enjoying an aspect to rear with lovely views, fitted wardrobes and spacious en-suite bathroom with dual sinks and corner bath. Guest bedroom suite with aspect of front and en-suite shower room with vanity basin and separate tiled shower enclosure.
- Three further double bedrooms along with the family bathroom complete the first floor accommodation. The third having a lovely aspect to rear and views, the fourth and fifth with aspect of front, one currently being utilised as a study.
- The double garage can be accessed internally from the hallway via a purpose built wet room currently capped off. The remainder of the garage is divided into two halves both with up and over doors to the front one side containing the Philadelphia solar panel controls with Growatt storage battery, fuse board and Worcester wall mounted gas boiler.





- This smart executive property is approached over a block paved driveway leading to the garage with covered porch canopy over the front door, area of lawn and mature hedge boundaries.
- The level south facing rear garden is mainly laid to lawn with terrace and pathways leading to the sides, one containing two water butts, the other having a wood gate providing access to the front. This lovely established garden enjoys planted borders with an array of flowers and shrubs including roses, acer, crimson king and weeping Pear with a delightful wisteria to the rear elevation.
- Services: All main services. Gas central heating. Double glazed windows. Solar panels on a fixed 25 year tariff from 2011 which will be passed on to any future owner.
- Council Tax Band: G – Tonbridge & Malling Borough Council
- EPC: C

#### Situation

The property occupies a desirable position within Ely Gardens off the Ridgeway on the northern side of the town. Tonbridge is an attractive 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 including Waitrose, 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 and Judd grammar schools, Tonbridge School, Hayesbrook and North Kent College. Primary schools include Woodlands and Slade with local shops in York Parade. Tonbridge main line station providing 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.

Viewing Strictly By Appointment

01732 834835

[www.jamesmillard.co.uk](http://www.jamesmillard.co.uk)  
[hildenborough@jamesmillard.co.uk](mailto:hildenborough@jamesmillard.co.uk)

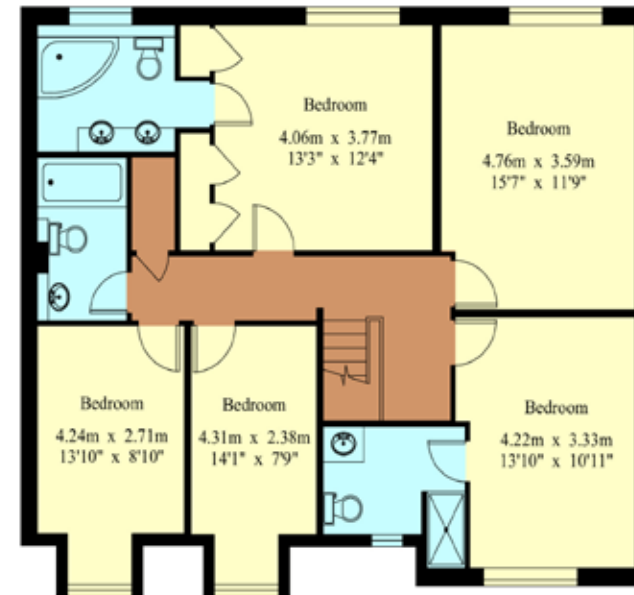


## 7 Ely Gardens

**Gross Internal Area : 207.0 sq.m (2228 sq.ft.)**  
(Including Garage)



Ground Floor



First Floor



James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1.They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents. J205

