



13 Larch Crescent, Tonbridge, Kent TN10 3NN
Guide: £850,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Attractive Detached Property in Residential Cul-De-Sac
- *Five Bedrooms *Three Reception Rooms *Ground Floor Study
- *Smart Modern Kitchen/Breakfast Room & Separate Utility *Cloakroom
- *Main Bedroom with Contemporary En-Suite Shower Room
- *Contemporary Family Bathroom *Front & Landscaped Rear Gardens
- *Large Driveway & Integral Single Garage

Description

This immaculately presented five bedroom detached house is ideally located on the northern fringes of Tonbridge, walkable to local schools, shops and amenities. This spacious family home enjoys a tucked away position at the head of this residential cul-de-sac and offers highly versatile accommodation throughout ideal for modern family life.

Accommodation

- Approached over a driveway with brick pathway leading to the front door opening to the entrance hallway with archway and stairs rising and turning to the first floor. Smart hardwearing luxury interlocking vinyl flooring throughout, fitted cupboard and cloakroom.
- Family/playroom, a versatile space with aspect to front and wall light points.
- Bright dual aspect sitting room, central feature fireplace with fitted gas coal effect fire, electrically operated individual blinds to side windows and French doors opening to the conservatory.
- Conservatory glazed on two sides with fitted ceiling blinds, power, wall light points and attractive tiled flooring and French doors opening to the rear garden and terrace.
- Kitchen/breakfast room fitted with a smart modern range by Howdens of white wall mounted cabinets and base units of cupboards and drawers with corner carousels, finished with contrasting worktops, iridescent tempered glass splashbacks and upstands. Sink unit, eye level electric oven, induction hob with fitted extractor over, integrated Bosch dishwasher, and space for freestanding fridge/freezer. Ample space for dining table and chairs, inset lighting, gloss luxury vinyl flooring by Wickes and door to the conservatory.
- Arched double wooden doors lead from the dining area to the utility room comprising base units with sink unit and water softener, space for a washing machine and tumble dryer and wall mounted Glow Worm gas boiler. Door opening to the integral garage having up and over door, windows to side, power and light.
- Ground floor study with attractive tilt and slide patio doors opening to the rear terrace/garden.
- First floor spacious galleried L-shaped landing with access to part boarded loft space via hatch with drop down ladder and light.
- The property boasts five bedrooms, the main enjoying a contemporary en-suite shower room, three further doubles, one with fitted wardrobes and a single also with fitted cupboard. A contemporary family bathroom fitted with a modern white suite including remote controlled shower, toilet and floating vanity basin, completes the first floor accommodation.



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- Externally the property enjoys a large driveway with attractive flower/shrub borders, area of lawn and fenced boundaries with wooden gate providing side access to the rear garden. Attractively landscaped rear garden, raised terrace with planted brick edged flower borders, fenced boundaries and established shrub/flower borders, including vegetable patch, apple tree, wooden shed with power and light and greenhouse. Slate area to side with cultivated blackberries and removable panel providing access to the front.
- All mains services. Gas central heating. Double glazed leaded light windows. Full fibre internet connection to property.
- Council Tax band: E – Tonbridge & Malling Borough Council. EPC: C

Situation

The property is well situated in a residential cul-de-sac on the Northern side of the town, walkable via nearby alleyway to bus stops and shopping facilities at nearby York parade. 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, restaurants, bars and cafes, leisure centres, a swimming pool and tennis courts. Haysden country park offers rowing and river activities, and the historic Tonbridge Castle offers activities and events throughout the year. There is excellent education options from nursery to college, primary and secondary schools in both the state and private sectors including Weald of Kent and Judd grammar schools and renowned Tonbridge School. Tonbridge main line station provides fast and frequent 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.



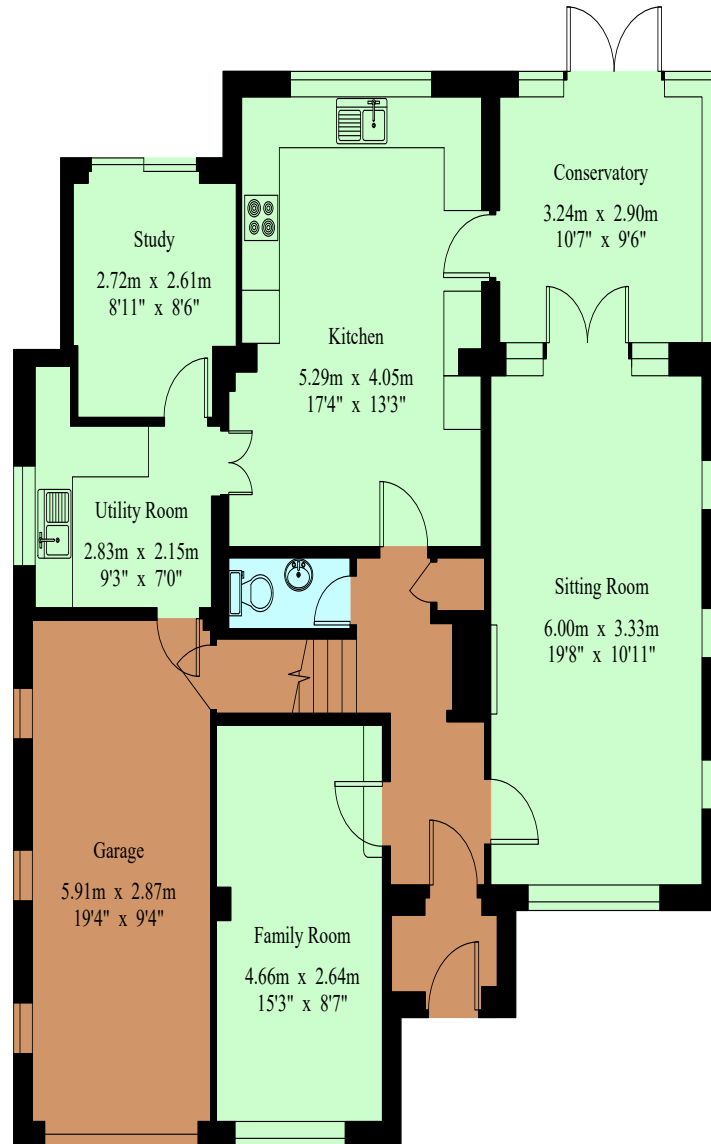
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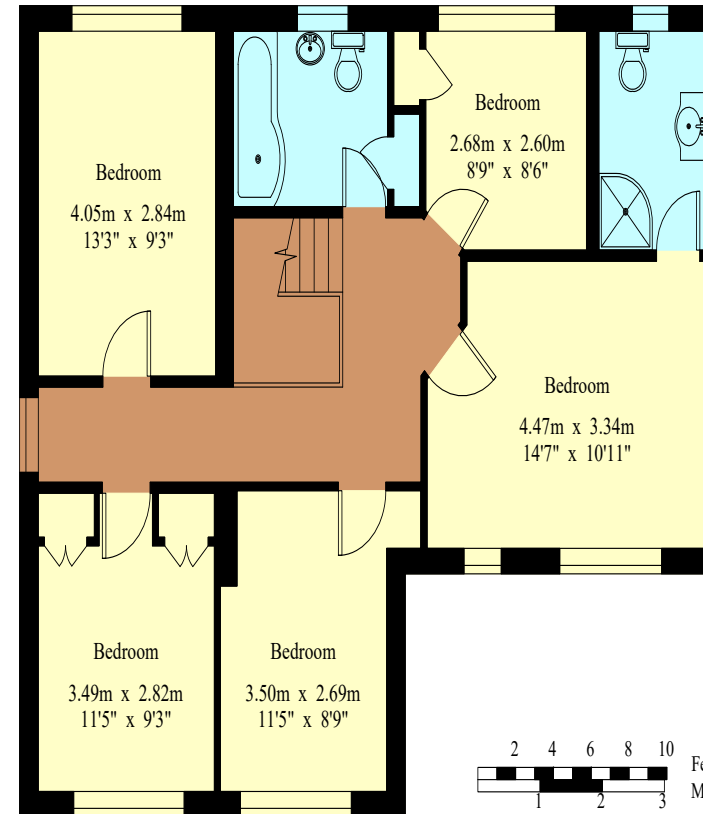
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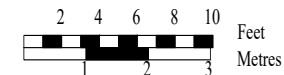
Gross Internal Area : 195.1 sq.m (2100 sq.ft.)
(Including Garage)



Ground Floor



First Floor



For Identification Purposes Only.

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