



Yardley Park Road

Tonbridge



This detached family home, cherished by the same owners for over fifty years, offers spacious accommodation and a well-established garden, providing significant potential for enhancement. Set back from the road, the property enjoys a private setting.

Tonbridge Station: 1.1 miles, Tonbridge High Street: 0.6 mile
Sevenoaks: 6.5 miles Tonbridge School: 0.6 mile
(All distances approximate).



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Summary of accommodation

The House

Ground floor: Entrance hall | Sitting room | Dining Room | Kitchen | Breakfast room | Conservatory | Utility room | WC

First floor: Five bedrooms | Family bathroom | Shower room

Second floor: Attic room

Outside

Garage | Two sheds



Situation

Times and distances are approximate.



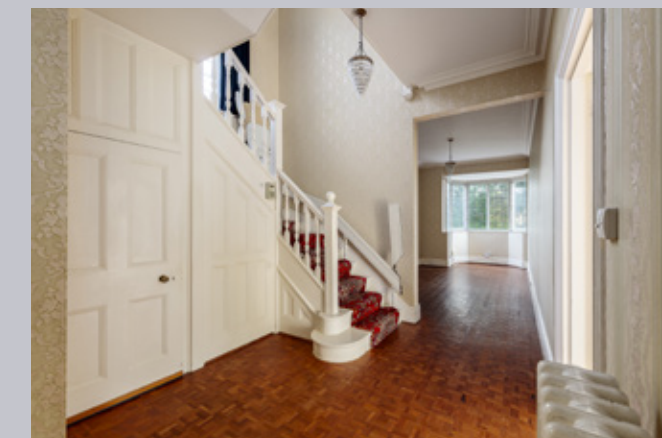
Located on one of Tonbridge's most prestigious roads, Yardley Park Road is just 0.6 miles from Tonbridge High Street which offers a range of shops, pubs, supermarkets, and restaurants as well as the Tonbridge Castle and parks.



Tonbridge Station is just over 1 mile away and provides travel links to London Bridge/ Charing Cross/Cannon Street, as well as trains to Brighton.



There are plenty of options for schools in Tonbridge with Woodlands and Slade primary schools, grammar schools such as Judd school for boys, Tonbridge Grammar School For Girls, and Weald For Girls. Hilden Oaks Preparatory School & Nursery and Hilden Grange Preparatory School are both just a stone's throw from the property. Neighbouring towns of Sevenoaks and Tunbridge Wells also provide numerous further amenities and are easily accessible.



The House

Spanning approximately 2,748 sq ft across two floors, the home presents substantial potential for extension and modernisation, subject to the necessary planning consents. The ground floor features a large entrance hall, kitchen, breakfast room with adjoining utility room, two generous formal reception rooms with garden views, a conservatory, and a WC. The first floor comprises five bedrooms served by a family bathroom and an additional shower room, with access from the landing to a large attic space fitted with Velux windows.



Gardens and Grounds

The property also includes a detached garage, two garden storage sheds, and ample parking for several vehicles, well-screened from the road.

Property Information

Tenure: Freehold.

Local Authority: Tonbridge and Malling Borough Council

Council Tax: Band G

EPC: D

Postcode: TN9 1NF

Viewing: Strictly by appointment through Knight Frank.

Approximate Gross Internal Floor Area

House: 255.3 sq.m / 2,748 sq.ft

Attic: 44.2 sq.m / 475 sq.ft

Outbuildings: 30.4 sq.m / 327 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2024. Photographs and videos dated November 2024.

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