



11 Tonbridge Road  
Teston, Maidstone  
ME18 5BU

Offers in the Region Of £575,000

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Teston  
Maidstone  
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## Description

Exceptional 1930's Cox Brothers semi detached cleverly extended creating this spacious family home with stunning views to the south over Farleigh and The Medway Valley. The property is set amidst a large plot with ample parking in this sought after village, four miles west of the County Town on the Tonbridge Road, A26 with a 45ft front garden 100ft rear garden. The accommodation comprises: entrance hall, shower room/utility room, lounge, separate dining room, fitted kitchen with conservatory, four bedrooms, principal bedroom with en-suite and family bathroom.

## Location

Teston Village has great sense of the community with excellent local facilities including village shop, The Farmers farm shop, village hall, pre-school, pub and restaurant together with Teston Bridge Country Park with its lovely river bank walks and Medieval bridge. Located four miles west of the County Town with easy links to both Tonbridge and Tunbridge Wells on the A26. Maidstone has excellent shopping facilities and wide range of schools and colleges for all age groups.

## Council Tax Band

D

## VIEWINGS STRICTLY BY APPOINTMENT

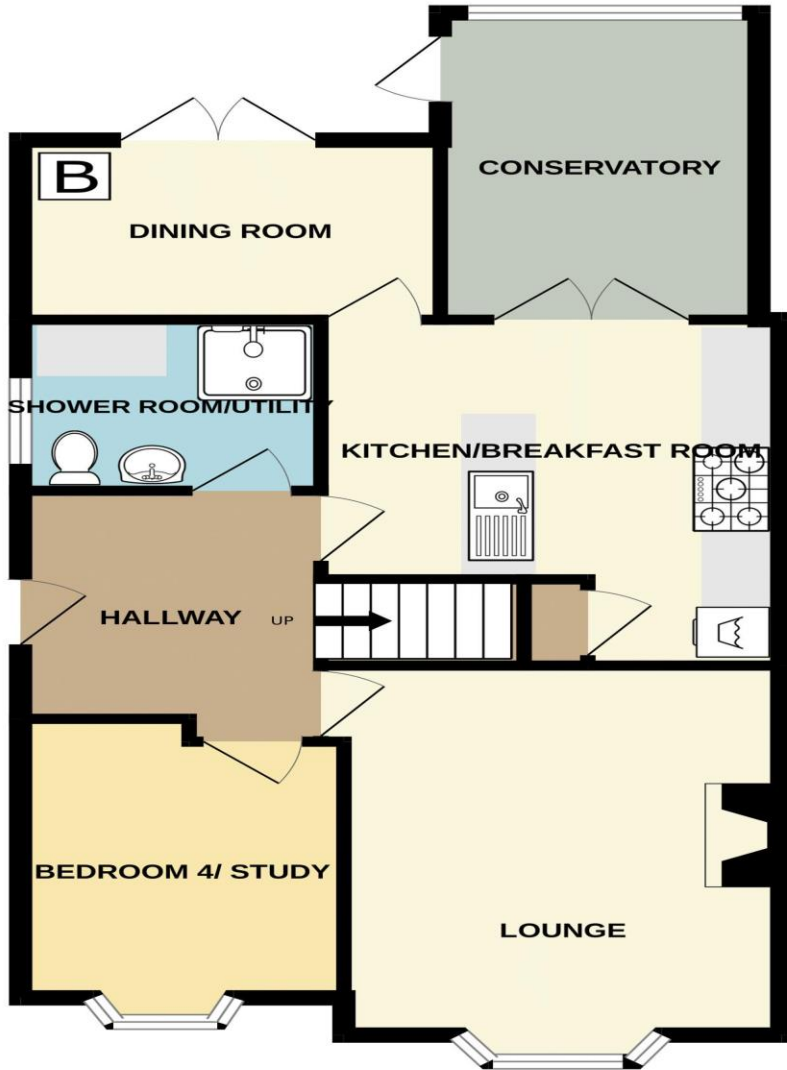
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



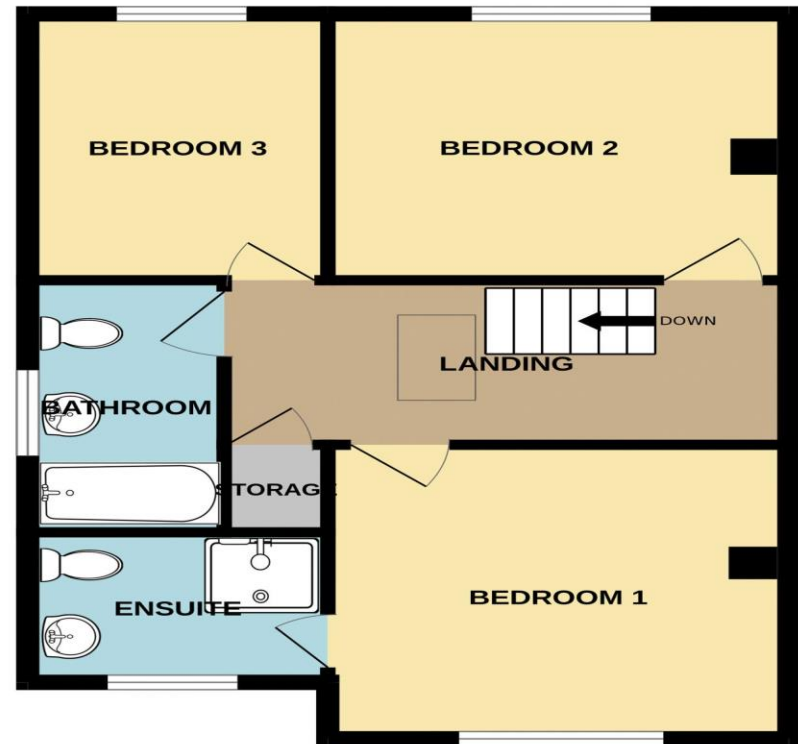
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

Reference: 11 4 11 4821 21 1111

GROUND FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (112.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ON THE GROUND FLOOR

### ENTRANCE CANOPY

Outside light, granite tiled path and steps. Georgian style entrance door.

### ENTRANCE HALL 9' 1" (2.77m)

Oak internal floors, vinyl flooring, double radiator, shallow staircase to first floor.

### SHOWER ROOM/UTILITY ROOM 7' 0" x 6' 10" (2.13m x 2.08m)

White contemporary suite with corner shower, cabinet, wash hand basin, low level W.C. working surface with built-in cupboard, space for washing machine, floating shelves, radiator, vinyl flooring, window to side.

### LOUNGE 14' 2" x 11' 8" (4.31m x 3.55m)

Oriel bay window to front, double radiator, fireplace recess.

### KITCHEN 13' 3" x 12' 5" (4.04m x 3.78m)

Fitted with units with white door and drawer fronts and natural oak block working surfaces, fireplace recess with inset Range cooker, five burner with griddle, double oven and grill, oak bressummer beam, concealed extractor hood, integrated microwave, fridge/freezer, pan drawers, peninsular unit with stainless steel sink and mixer tap, vinyl flooring and bistro lighting. Double casement doors to;

### CONSERVATORY 11' 10" x 8' 2" (3.60m x 2.49m)

Windows and door overlooking rear garden.

### DINING ROOM 10' 3" x 6' 10" (3.12m x 2.08m)

ATAG gas boiler for heating and hot water, double casement doors overlooking rear garden with southern aspect.

### BEDROOM 4 9' 2" x 7' 7" (2.79m x 2.31m)

Radiator, oriel bay window to front.

## ON THE FIRST FLOOR

### LANDING 14' 7" x 5' 10" (4.44m x 1.78m)

Skylight window bathing the area in natural light, staircase with decorative balustrade and oak hand rail, built in storage cupboard.

### BEDROOM 1 11' 8" x 11' 3" (3.55m x 3.43m)

Window to front, radiator.

### EN-SUITE 7' 6" x 6' 5" (2.28m x 1.95m)

White contemporary suite, corner shower cabinet, electric shower, wash hand basin, floating cupboards beneath, low level W.C. radiator, window to front, shaver point.

### BEDROOM 2 11' 8" x 10' 0" (3.55m x 3.05m)

Window overlooking rear garden with stunning views, southern aspect.

### BEDROOM 3 10' 0" x 7' 8" (3.05m x 2.34m)

Window to rear affording a sothern aspect with stunning vieows, radiator.

## FAMILY BATHROOM

White contemporary suite, panelled bath, mixer tap and shower attachment, wash hand basin, cupboards beneath, low level W.C. radiator, shaver point, tiled splashbacks, vinyl flooring, window to side.

## OUTSIDE

The front garden extends to 45ft with long driveway and parking area, lawn, granite path and plumb slate to side. Access to rear garden which extends to 100ft with raised patio adjacent to house, timber garden shed, lawned area with stepping stone pathway leading to vegetable section with garden shed, trellis, Clematis, log cabin, fully fenced.

## Directions

From Maidstone leave via the Tonbridge Road, A26 proceeding through Barming and the property will be found approximately one mile further on the left hand side.



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