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43 Silverhurst Drive, Tonbridge, Kent, TN10 3QL

£699,995 Freehold

Viewings strictly by appointment with the agent
Tel: 01732 771616
www.bkestateagents.com

AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



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THE PROPERTY

We are delighted to offer this wonderfully versatile family home, providing a flexible and welcoming layout that adapts effortlessly to the needs of modern family life, with each space lending itself to a different part of the day. The generous sitting room provides a cosy retreat for relaxing together, whether that's quiet evenings with a good book or family movie nights in front of the TV. The separate dining room creates a more sociable space for family meals and entertaining, while the study provides a dedicated area for working from home, homework or simply keeping household life organised. One of the real highlights is the versatile fifth bedroom/study with a separate shower room, making it particularly useful for visiting guests, an older child wanting a little independence or those looking for a comfortable home-working space with the added benefit of its own facilities. A bright conservatory provides another adaptable reception room, perfectly suited to enjoying the garden views, morning coffee or relaxed summer evenings with the doors open. At the heart of the home, the large family kitchen/breakfast room, provides plenty of space for everyday cooking, busy family mornings and gathering together at the end of the day. A useful utility room adds further practicality, keeping laundry and household essentials neatly tucked away. Upstairs, there are four further well-proportioned bedrooms, one of which benefits from its own en-suite, giving everyone their own comfortable space and allowing the accommodation to adapt as family life changes. These are served by a well-appointed family bathroom, completing a thoughtfully arranged first floor that offers both comfort and flexibility.

OUTSIDE

To the front, there is off-road parking for several vehicles, providing plenty of convenience for a busy household and visiting guests. The rear garden is a good-sized, well-maintained space, offering plenty of room for children to play, outdoor entertaining or simply relaxing in the fresh air. A useful workshop, (18'0" by 7'11") provides additional storage and a dedicated space for tools, hobbies or garden equipment, keeping everything neatly tucked away and helping the garden remain a welcoming space for the whole family.



THE LOCAL AREA

Silverhurst Drive is located approximately 2 miles distant from Tonbridge town centre on the northern side of the town. A popular area for families and highly sought after with local shops at York Parade and open space and woodland walks close by. There are favoured primary schools within walking distance and the property is within the catchment areas of both excellent secondary and grammar schools. Tonbridge is a modern yet historic town and offers an excellent range of shopping and recreational facilities. The town also boasts a fine example of a Motte & Baily Norman Castle built in 13th Century and set on the banks of the River Medway. The castle grounds adjoin Tonbridge sports ground with its indoor/outdoor swimming pool, cycle routes and football/rugby pitches. There is a mainline station with fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. With good road links to the A21/M25 and the south coast, the location of this property is ideal!

ROUTE TO VIEW

From our office in Tonbridge High Street proceed to the first set of traffic lights go straight across, at the second set of traffic lights go straight across into the Shipbourne Road (A227). Continue straight over two mini roundabouts and drive past York Parade shops on the left-hand side, turning left into St Bernards Road and immediately right into Hazel Shaw, take the first turning on the left into Silverhurst Drive and the property will be found on the right hand side.

PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: C

Council Tax Band: D

Ref: T1513/62029007/V2

