



17 Larch Crescent, Tonbridge, Kent TN10 3NN
Guide: £700,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Substantial Extended Semi-Detached Property
- *Popular Residential Cul-De-Sac
- *Four/Five Bedrooms
- *Close to Local Shops, Schools & Amenities
- *Sitting Room with Working Fireplace
- *Separate Dining Room
- *Ground Floor Study/Bedroom Five
- *Kitchen/Breakfast Room
- *Conservatory
- *Main Bedroom with Contemporary Ensuite
- *Family Bathroom
- *Generous Block Paved Driveway
- *Detached Double Garage with Studio
- *Attractive Rear Garden & Terrace

Description

This substantial extended five bedroom semi-detached house is ideally located at the head of a residential cul-de-sac on the northern fringes of Tonbridge, walkable to local shops, schools and amenities. The property has the added benefit of a detached double garage with studio above, perfect for a variety of uses or those wishing to work from home.

Accommodation

- The property is approached over a substantial block paved driveway leading to the front door opening into a generous entrance hallway, a versatile space with window to front and tiled flooring.
- Glazed double doors open through to the spacious sitting room with staircase to the side rising to the first floor and understairs storage. Large picture window with aspect to front, feature stone fireplace and solid oak flooring.
- An open doorway flows through to the bright dual aspect dining room with patio doors to the far rear opening to the rear terrace, deep fitted storage cupboard and continuation of the oak flooring.
- Off the dining room you access the versatile ground floor fifth occasional bedroom, which could also be utilised as a study or playroom. There is also scope on the ground floor to reinstate a cloakroom if required.
- Striking kitchen/breakfast room fitted with a comprehensive range of white wall mounted cabinets and base units with contrasting black laminate worktops and metro tiled splashback. Chefmaster range cooker with gas hob and extractor hood over, butler sink with woodblock drainer, spaces for further appliances and freestanding fridge/freezer. Finished with smart black and white tiled chequered flooring, space for table and chairs, inset lighting and doors opening the:-
- Conservatory, fully glazed with lovely outlook over the rear garden, vinyl flooring, heating and French doors opening to the terrace.
- To the first floor the property enjoys the benefit of a double storey extension providing a generous main bedroom suite. Landing with access to loft space via hatch with drop down ladder and light and fitted cupboard housing Alpha gas fired boiler and hot water cylinder.
- Main suite fitted with comprehensive wall to wall fitted wardrobes and spacious contemporary ensuite shower room with walk in shower enclosure, floating vanity unit with glass basin, bidet and concealed cistern toilet. Mood lighting, cabinet with defrosting mirror and nonslip Karndean flooring.



- Three further bedrooms, two doubles with fitted wardrobes and a single, one currently utilised as a study and a family bathroom completes the first floor accommodation.
- Detached double garage with electric up and over door and personal door to front. Studio above, flooded with natural light from two skylight windows, separate external staircase, power and strip lighting, ideal for hobbies or home working.
- Attractively landscaped rear garden enjoying a brick paved terrace ideal for al fresco dining, the remainder of the garden being mainly laid to lawn with established herbaceous shrub/flower borders and fruit trees including apple, pear and plum. Secure fenced boundaries and wrought iron gate providing side access.
- Services: All mains services. Gas central heating. Double glazed windows.
- Council Tax band: E – Tonbridge & Malling Borough Council
- EPC: D

Situation

The property is well situated at the head of a residential cul-de-sac on the Northern side of the town, walkable via a nearby footpath to bus stops and excellent 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.



Viewing Strictly By Appointment

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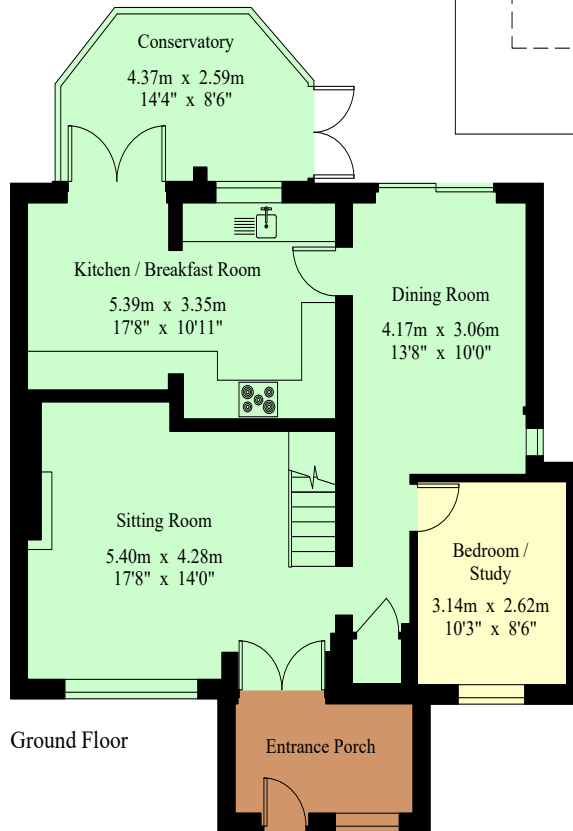
17 Larch Crescent

House

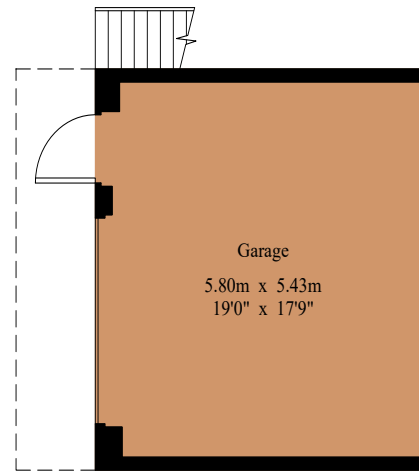
Gross Internal Area : 153.0 sq.m (1646 sq.ft.)

Garage / Studio

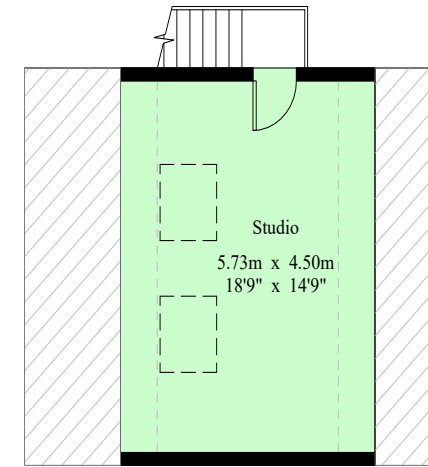
Gross Internal Area : 57.9 sq.m (623 sq.ft.)



Ground Floor

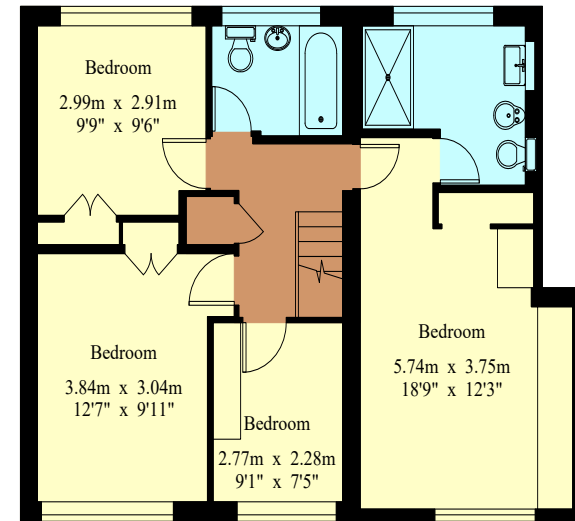


Ground Floor



First Floor

----- Restricted Height



First Floor



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