



Crookesmoor, 127 Hadlow Road, Tonbridge, Kent TN9 1QE
Guide Price: £975,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Substantial Extended Semi-Detached Family Home
 *Five Bedrooms *Walking Distance to High Street, Station & Amenities
 *Sitting Room *Striking Kitchen/Breakfast Room & Utility Room
 *Open Plan Family/Dining Space with Vaulted Ceiling
 *Main Bedroom & En-Suite *Contemporary Family Bathroom
 *Attractively Landscaped Front & Rear Gardens
 *Block Paved Driveway & Single Integral Garage

Description

This substantial character semi-detached five bedroom family home is situated on the northern fringes of Tonbridge within walking distance of the town, station and local amenities. Dating back to the 1920's with later additions this delightful prospect combines period features with contemporary open plan living spaces, ideal for modern family life.

Accommodation

- This delightful family home is well set back from the road and approached over a block paved driveway with pathway and steps leading to the timber front door which opens to a welcoming entrance hallway. An elegant staircase rises and turns to the first floor with understairs storage, extending into an L-Shape leading to the modern ground floor cloakroom.
- Formal sitting room with aspect to front and attractive leaded light bay window, feature fireplace with inset gas effect stove set on a tiled hearth, high ceilings with cornice, picture rail and smart dark oak flooring.
- Bright contemporary family room with dual aspect dining room extension, vaulted ceiling with skylights flooding the room with natural light, dark oak flooring, modern glazing and French doors opening out onto the rear terrace, ideal for summer entertaining. Open archway connecting to the:-
- Striking kitchen/breakfast room forming the hub of the home, finished in dove grey with granite worktops, again enjoying a vaulted ceiling with skylights, contemporary glazing, luxury vinyl flooring and substantial contrasting central island with breakfast bar return. Appliances include an eye level Siemens double oven and induction hob, dishwasher, space for American style fridge/freezer, abundance of storage and tea station with glazed cabinet. Cupboard housing Worcester boiler and tall column radiator. A door leads to a matching utility room with door providing access to side, butler sink, wood block worktop and space for appliance.
- To the first floor the property boasts five bedrooms, spacious ensuite and family bathroom. Main bedroom with aspect to front, leaded light window, full height fitted wardrobes and modern contemporary en-suite bathroom with separate shower enclosure.
- Four further bedrooms with picture rails, three with fitted wardrobes, the small double currently utilised as a study and a spacious contemporary family bathroom with separate shower enclosure, completes the generous first floor accommodation.



- Beautifully landscaped rear garden with walled terrace, ideal for al fresco dining and summer entertaining with steps to level lawn, bordered with mature shrubs and trees providing a private setting. Further lawned area to far rear, accessed under a timber pergola ideal for children to play. Garden shed, external tap and power, wooden side gate providing access to the front.
- Landscaped front garden with five bar gate, block paved driveway and turning area, lawn with mature shrub, tree and clipped hedged borders. Single integral garage with electric roller shutter door, power and light and access door through to the kitchen.
- Services & Points of Note: All mains services. Gas central heating. Double glazed windows, leaded light to the front elevation. Rear extension completed in 2019. Alarm and CCTV system.
- Council Tax Band: F - Tonbridge & Malling. EPC: C

Situation
The property is situated on the northern fringes of Tonbridge on the Hadlow Road, providing a good range of local amenities at Martin Hardie Way and local bus services and networks. The property is also in a great location for the sought after local schools, the retail park, high street and main line station as well as scenic countryside and riverside walks. Tonbridge town offers comprehensive shopping, educational and recreational facilities, and mainline station to London (London Bridge/Cannon Street/Charing Cross). The M20 and M25 Motorways are accessed via the A26 and A21. The area is well served by primary and secondary schools in both the state and private sectors, including grammar schools and colleges. Leisure facilities in the area include Poulton Wood Golf Club and the Angel Leisure Centre in Tonbridge. The nearby village of Hadlow is situated within a conservation area, surrounded by countryside and with many buildings of interest including the historic St Mary's church and the Hadlow Folly.



Viewing Strictly By Appointment

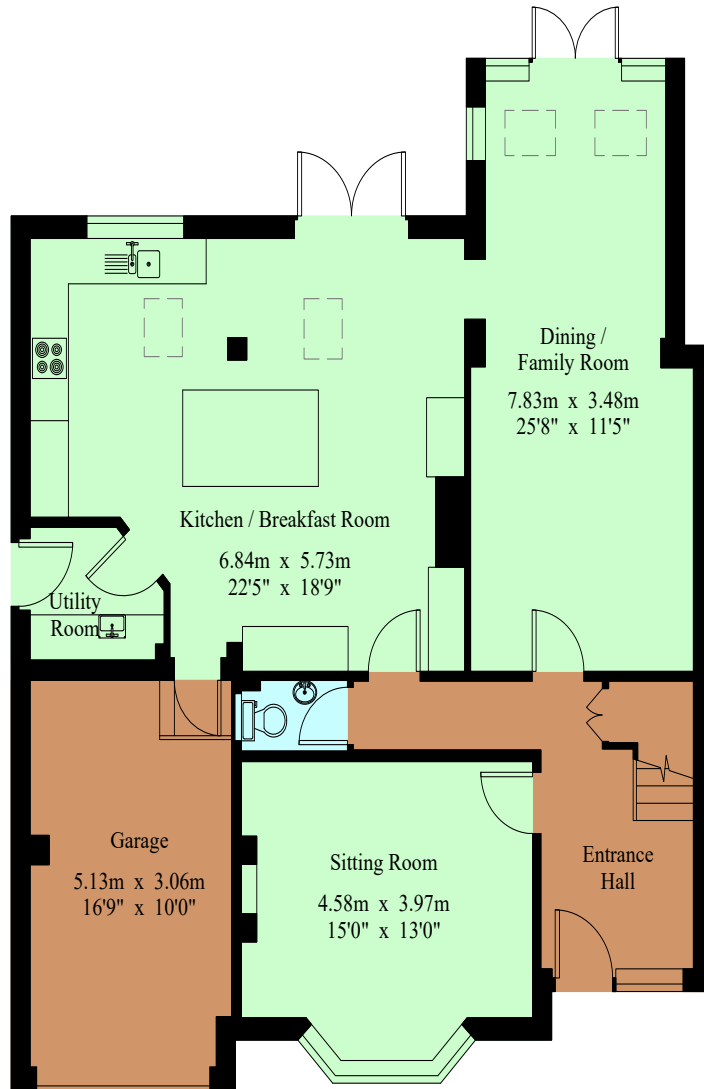
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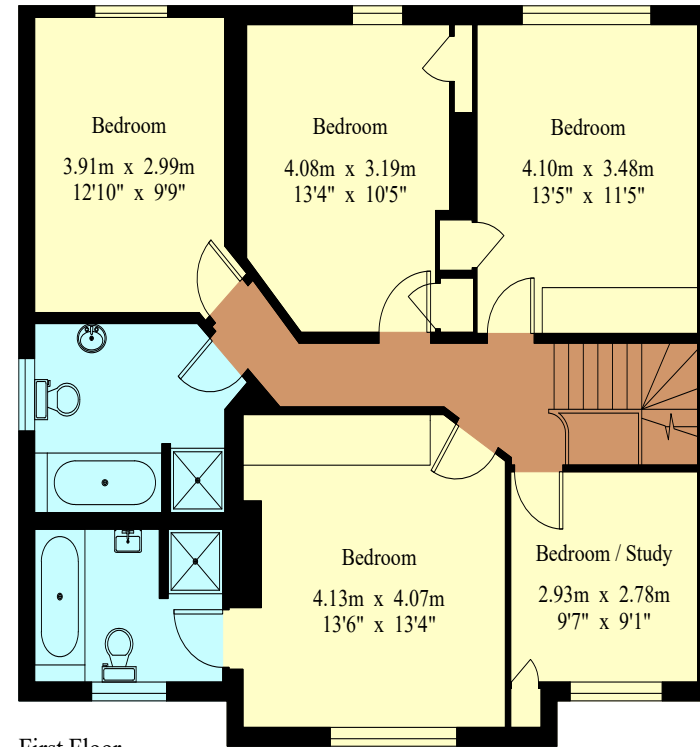
127 Hadlow Road

Gross Internal Area : 209.5 sq.m (2255 sq.ft.)

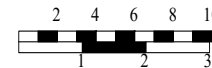
(Including Garage)



Ground Floor



First Floor



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