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Beecham Road, Tonbridge, Kent, TN10 4ED

£565,000 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

If you're looking for a spacious family home with room to grow, this extended Gough Cooper semi-detached property offers a wonderful combination of comfortable, ready-to-move-into accommodation and scope to make it your own. The sitting room is bright and welcoming, with a wide front-facing window bringing in plenty of natural light. Herringbone wood flooring adds a stylish touch, while the wood-burning stove creates a cosy focal point for relaxing evenings at home. The room flows through into a further open-plan living area, offering flexibility for a dining space or additional seating and making this a practical layout for everyday family life and entertaining. From here, doors lead out to the rear garden's decking area, creating an easy connection between indoors and out. The kitchen sits beyond, fitted with contemporary units providing plenty of storage and workspace, with ample room to prepare everything from everyday family meals to something a little more adventurous.

Upstairs, the first floor offers two bedrooms. Bedroom one benefits from a modern en-suite bathroom, complete with a bath and separate shower, while a separate family shower room serves the rest of the floor. Stairs from the landing lead to the second floor, where you'll find a particularly generous third bedroom. Bright and airy, this versatile space offers plenty of room and could potentially be adapted to create two separate rooms.

OUTSIDE

To the front of the property, a driveway provides off-road parking for a couple of cars, together with access to the garage. The garage also benefits from plumbing for a washing machine, offering useful additional space for laundry and household storage. The fully enclosed rear garden is arranged to make the most of the available space. A wide decked area spans the back of the property, providing an ideal setting for outdoor dining and entertaining. The lawn leads through to a second decked area, creating another lovely spot to relax, enjoy the sunshine or unwind on a summer's evening.



THE LOCAL AREA

Beecham Road is situated on the popular Roselands Estate, a favoured residential area particularly appealing to families. With primary and secondary schools conveniently located nearby, local shops at Martin Hardie Way are within easy reach and bus services provide connections into Tonbridge town centre, approximately 2.5 miles away. Tonbridge is a thriving market town offering an excellent range of shopping, cafés, restaurants and leisure facilities. Rich in history, the town is home to Tonbridge Castle and its impressive Motte & Bailey Gatehouse, while the River Medway and surrounding grounds provide attractive places to enjoy a walk. Tonbridge Sportsground offers a range of recreational facilities, including swimming, sports pitches and cycle routes. The area is well served by a choice of secondary, grammar and independent schools, making it a practical location for families. For commuters, Tonbridge mainline station provides regular services to London Charing Cross and Cannon Street, with journey times of approximately 40 minutes. Road links are also convenient, with access to the A21 and onward connections to the M25.

ROUTE TO VIEW

From our office in Tonbridge High Street, proceed northwards and at the first set of traffic lights turn right onto the A26/Bordyke/Hadlow Road. Follow this road and take the fifth turning on the left into Higham Lane. Continue up Higham Lane, passing the Martin Hardie Way shopping parade, then turn left into Stainer Road. Take the fifth turning on the left into Beecham Road, where the property will be found on the left-hand side.

PLEASE NOTE: In accordance with Money Laundering Regulations, we are 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 customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: D

Council Tax Band: E

