



21A Yardley Park Road, Tonbridge, Kent TN9 1NB
Guide Price: £1,125,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Executive Style Detached Family Home
- *Popular Residential Location in North Tonbridge
- *Close to Town, Schools & Main Line Station
- *Five Bedrooms
- *Three Reception Rooms
- *Kitchen/Breakfast Room
- *Utility & Cloakroom
- *Three Bath/Shower Rooms
- *Additional Reception/Playroom/Office
- *Attached Garage
- *Landscaped Front Garden & Driveway
- *Attractive Level Rear Garden

Description

An opportunity to acquire this detached five bedroom executive style family home, situated in a desirable residential area on the North side of Tonbridge. This deceptively spacious property offers highly versatile family accommodation with the ability to create an annexe if required in an excellent location for the High Street, schools and access to the mainline station.

Accommodation

- This smart executive property is approached over a shared driveway leading to a private parking area with pathway to the front door opening to an impressive entrance hallway with stairs rising and turning to the first floor and attractive parquet flooring, feature wood panelling to staircase and under stairs storage. Ground floor cloakroom.
- Double doors off the hallway open into the superb interconnecting reception rooms, comprising a sitting room with continuation of the parquet flooring and central open fireplace, conservatory with underfloor heating and two sets of French doors opening out onto the rear terrace and dining room with bifold doors and inset downlighting.
- The kitchen/breakfast room is fitted with a comprehensive range of light oak wall mounted wall cabinets and base units of cupboards and drawers with contrasting granite worktops and upstands. Appliances include eye level Bosch double oven and microwave, five burner gas hob with extractor over, integrated fridge freezer, space for dishwasher and space for further American style fridge freezer. Bright family space with ample space for table and chairs or island and part vaulted ceiling with two skylight windows, inset lighting and ceramic tiled flooring.
- Off the kitchen is a useful fitted cloaks storage area with door to side and door to the utility room providing butler sink, additional storage and space for washing machine and tumble dryer.
- There is a further large reception room to the ground floor with a storage area and separate access, a versatile space which could lend itself for use as a playroom, home office or gym or could provide an annexe if required.
- First floor galleried landing, wall panelling and dado rail, access to loft space via hatch with drop down ladder and light, window and inset lighting.
- Impressive dual aspect principal bedroom suite with painted panelled walls and comprehensive corner fitted wardrobes. Stylish newly refurbished ensuite bathroom fitted with a white suite comprising stand alone roll top bath, separate shower enclosure, corner toilet and vanity basin, finished with smart contrasting aqua wall panels.



- There are four further double bedrooms, one with an ensuite shower room and fitted wardrobes, a family bathroom and linen cupboard off the landing complete the first floor accommodation.
- The property is well set back from the road with smart wrought iron railings and tiered landscaped front garden predominately laid to lawn with mature shrubs. Integral garage with up and over door to front, power and light and gate providing access to side.
- The landscaped rear garden enjoys a stone terrace with steps to a further block paved terrace providing excellent space for outdoor dining and entertaining with a low retaining wall and area of lawn with mature shrub/flower borders and fenced boundaries. Adjoining garden store/workshop with power and light and timber summer house with pretty arbour also with power.
- Services: All main services. Gas central heating. Double glazed windows, diamond leaded light to the front elevation.
- Council Tax Band: G – Tonbridge & Malling Borough Council
- EPC: C

Tonbridge
The property occupies a desirable position on the northern side of the town just over a mile from the main line station, offering fast and frequent services to London. 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 including Waitrose, restaurants, bars and cafes, leisure centres, a swimming pool and tennis courts. There are excellent primary and secondary schools locally in both state and private sectors including Weald of Kent, Judd and Tonbridge grammar schools, Leigh Academy and North Kent College as well as the renowned private Tonbridge School. There are further grammar schools in neighbouring Tunbridge Wells and Sevenoaks. Primary schools include Woodlands, Cage Green, Long Mead and Slade with local shops in York Parade. Tonbridge main line station providing services to Cannon Street/London Bridge/Charing Cross in around 40 minutes. The A21 and A26 linking to the M25 and M20 are easily accessible



Viewing Strictly By Appointment

01732 834835

www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk

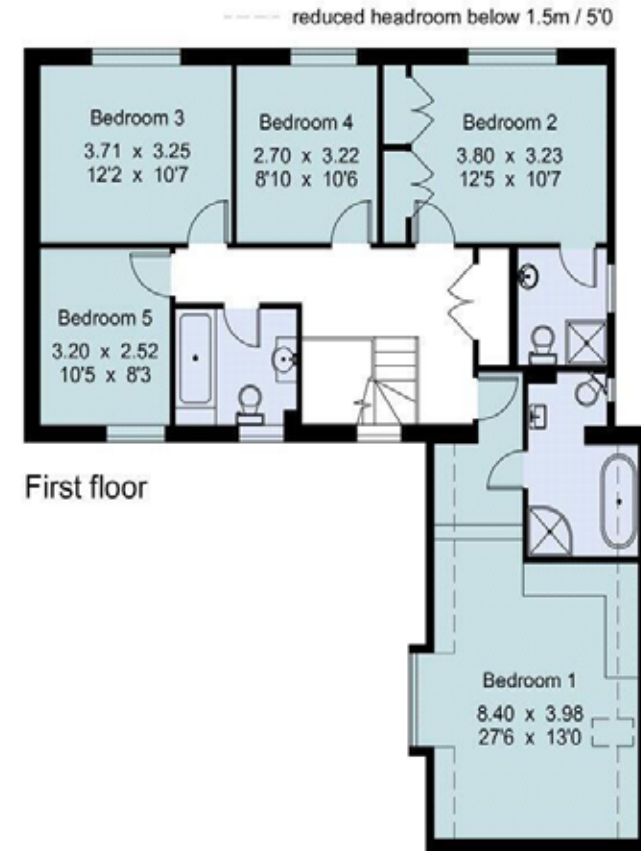
21a Yardley Park Road, Tonbridge

Gross internal area (approx) 231.3 sq m/ 2490 sq ft

Outbuilding 5.8 sq m/ 62 sq ft

Garage 14.6 sq m/ 157 sq ft

Total 251.7 sq m/ 2709 sq ft



For identification only - Not to scale

© Trueplan (UK) Limited

James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1.They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents. J205

