



TAYLOR CLOSE
TONBRIDGE - £950,000



22 Taylor Close, Tonbridge, TN9 2FE

Entrance Hall - Sitting Room - Kitchen/Breakfast Room - Dining Room - Utility Room - Cloakroom - Four Bedrooms (One En-Suite) - Family Bathroom - Rear Garden - Detached Double Garage

Occupying a peaceful position at the end of a sought-after cul-de-sac, this attractive four-bedroom detached home has been thoughtfully maintained and updated to provide well-balanced family accommodation throughout.

The welcoming entrance hall is bright and spacious, setting the tone for the rest of the property with engineered oak flooring and access to all principal ground floor rooms. To the rear, the dual aspect sitting room enjoys plenty of natural light with French doors opening onto the garden, creating an ideal space for both everyday living and entertaining.

The open-plan kitchen and breakfast room is well-equipped with a range of fitted cabinets, integrated Bosch dishwasher, Zanussi oven and gas hob, together with space for an American-style fridge freezer and family dining table. French doors provide direct access to the rear patio, while a separate utility room offers additional storage and laundry facilities with access to the side of the property.

A generous formal dining room overlooks the front of the property and provides ample space for larger family gatherings, while a cloakroom completes the ground floor accommodation.

Upstairs, the light and airy landing leads to four well-proportioned bedrooms. The principal bedroom benefits from fitted mirrored wardrobes and a recently refitted en-suite shower room. Three further bedrooms are served by a modern family bathroom featuring both a separate shower enclosure and panelled bath.

Outside, the rear garden offers a paved terrace for outdoor dining, an area of lawn and mature planted borders, all enclosed for privacy and backing onto Tonbridge Girls' Grammar School rewilded conservation area. To the front, a block paved driveway provides parking for several vehicles alongside an EV charging point and leads to the detached double garage with power and lighting, currently offering excellent workshop or storage potential.





Further benefits include bespoke plantation shutters, engineered oak flooring to many areas, German solar panels helping to improve energy efficiency, and an excellent location within walking distance of Tonbridge station, highly regarded schools and the town centre.

ENTRANCE HALL:

A bright and welcoming entrance hall with dual aspect double glazed windows fitted with plantation shutters, engineered oak flooring, radiator, carpeted staircase with runner leading to the first floor, and access to all principal rooms.

SITTING ROOM:

A spacious dual aspect reception room featuring engineered oak flooring, two radiators, double glazed window to the front with plantation shutters and French doors opening onto the rear garden. Open access to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM:

Fitted with a range of wall and base units with work surfaces over incorporating an aluminium sink with swan neck mixer tap. Zanussi oven with five-ring gas hob and extractor above, integrated Bosch dishwasher and space for an American-style fridge freezer. Tiled flooring, recessed lighting, radiator, useful storage cupboard, space for a breakfast table and French doors leading to the rear garden.

DINING ROOM:

A generous reception room with engineered oak flooring, double glazed bay window to the front with plantation shutters, two radiators and ample space for a large dining table and additional furniture.

UTILITY ROOM:

Fitted work surface with space and plumbing for washing machine and tumble dryer beneath, aluminium sink with drainer, wall mounted cupboards incorporating the boiler, tiled flooring, radiator and door providing side access.

CLOAKROOM:

Comprising WC, wall mounted vanity unit with inset wash hand basin, part tiled walls, tiled flooring, recessed lighting and radiator.

FIRST FLOOR LANDING:

A bright landing with engineered oak flooring, radiator, double glazed window to the front, airing cupboard and loft access.

PRINCIPLE BEDROOM:

A spacious dual aspect double bedroom with fitted mirrored wardrobes, radiator and space for a king-size bed and bedroom furniture, newly laid oak flooring.

EN-SUITE:

Modern suite comprising enclosed shower, pedestal wash hand basin, WC, chrome heated towel rail, tiled flooring, recessed lighting and mirrored cabinet.

BEDROOM:

Double bedroom with fitted wardrobes, double glazed window to the front with plantation shutters. radiator and carpet.

BEDROOM:

Double bedroom with rear aspect double glazed window, carpet, radiator and space for bedroom furniture.

BEDROOM:

Good-sized bedroom with rear aspect double glazed window, Amtico wood-effect flooring and radiator.

FAMILY BATHROOM:

Modern suite comprising panelled bath with shower attachment, separate shower enclosure, pedestal wash hand basin, WC, chrome heated towel rail, tiled flooring, part tiled walls and recessed lighting.

REAR GARDEN:

A private enclosed rear garden with paved patio ideal for outdoor seating, lawn, mature shrub borders, side access, outside lighting and external tap. The garden backs onto Tonbridge Girls' Grammar School rewilded conservation area, providing an attractive outlook.

FRONT GARDEN & PARKING:

Block paved driveway providing ample off-road parking leading to the detached double garage with power, lighting and up-and-over doors. Area laid to lawn and EV charging point.



SITUATION:

The property is situated in the vibrant town of Tonbridge which offers an electric mixture of bars, restaurants, shops and of course Tonbridge train station offering fast and frequent services to central London. The town is well served regarding schooling for all ages with a wide range of primary, secondary, grammar and a number of public schools. Recreational facilities in and around Tonbridge include Haysden country park, rowing and river activities, Tonbridge indoor/outdoor swimming pools, Angel leisure centre, plus the historic Tonbridge castle which offers many more activities and numerous popular yearly events.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

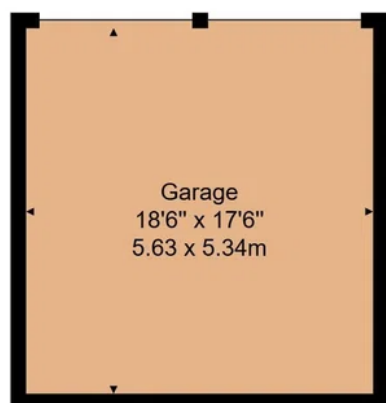
- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating



Score	Energy rating	Current	Potential
92+	A	92 A	92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



House Approx. Gross Internal Area 1532 sq. ft / 142.3 sq. m
Garage Approx. Internal Area 323 sq.ft / 30.1 sq.m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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