



24 Cedar Crescent, Tonbridge, Kent TN10 3QR
Guide Price: £550,000 - £560,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Renovated Semi-Detached Family Home on Corner Plot
- *Popular Residential Location
- *Three Bedrooms
- *Sitting Room
- *Kitchen/Breakfast Room
- *Utility
- *Family Bathroom
- *Integral
- *High Spec downstairs wet-room
- *Garage
- *Driveway and Gardens to Front
- *Pretty Secluded landscaped rear Garden

Description

This beautifully presented three-bedroom semi-detached home occupies a generous corner plot in a sought-after residential area of North Tonbridge, ideally located for access to well-regarded local schools and amenities. The current owners have carried out an extensive renovation to an exceptional standard, incorporating high-end materials and finishes throughout. Key improvements include a full electrical re-wire, new radiators, stylish contemporary oak doors, an additional wet room, and new flooring across the entire property. The landscaped side and rear gardens enhance the outdoor space, while a driveway provides off-street parking. Positioned on the corner of Quincewood Gardens and overlooking a charming green, the property enjoys a particularly pleasant outlook.

Accommodation

- Small enclosed entrance porch leading to glazed front door with matching side panels to hallway.
- Hallway having stairs rising to the first floor, understairs cupboard, Amtico luxury vinyl tile flooring.
- Contemporary sitting room with front aspect, continuation of Amtico flooring, log burner, oak lintel and black granite surround.
- Open/plan kitchen diner fitted with a range of beautiful matte carbon grey Leicht kitchen units comprising wall cabinets and base units of cupboards and soft close drawers, Bora cook top with in built extractor, integrated Siemens appliances inclusive of oven, microwave oven and slimline dishwasher, hot Quooker tap, quartz worktop and splash back window to rear overlooking the garden, door to utility room and sliding doors leading to garden
- Useful utility room having space and plumbing for tumble dryer and washing machine, window to rear, plumbing for a sink, door to garden, door to storage area and newly built wet room.
- Wet room having floor to ceiling grey stone tiles, warm up heating system, Lussostone white stone resin sink, 'Pebble Grey' vanity mirror and coboard, hidden storage area housing conventional boiler, heated towel rail.
- Integral storage area with up and over door to front, power and light.
- First floor landing having airing cupboard containing hot water tank and shelving. Access to loft for hatch with drop down ladder and light.



- Modern bathroom having ceramic tiled floor, half height metro tiled walls, stone windowsill and shelf, white suite of bath with hidden plumbing with rainfall and hand held shower, floating w.c, white oval sink, wooden navy storage unit, heated towel rail.
- Main bedroom to front having built in navy blue Kent wardrobes & fitted drawers, newly fitted carpets.
- Two further bedrooms One with aspect to front currently utilised as a study and the other with aspect to rear.
- Front garden with low brick retaining wall and hedge boundary, block paved driveway leading to storage area, area of lawn with shrub borders and further area of gravelled garden to side providing bin storage.
- The re-landscaped rear garden has been mainly laid to lawn with new fencing and porcelain terrace, further seating area with Millboard composite decking, outside lighting and two taps.
- Services: All Mains Services. Gas Central Heating.
- EPC: C

Tonbridge

The property is situated on the Northern side of the town and close to local shopping facilities at 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. There are excellent primary and secondary schools locally in both state and private sectors including Weald of Kent and Judd grammar schools and Tonbridge School and Tonbridge main line station provides 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.



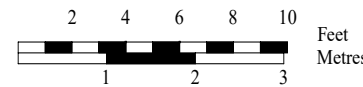
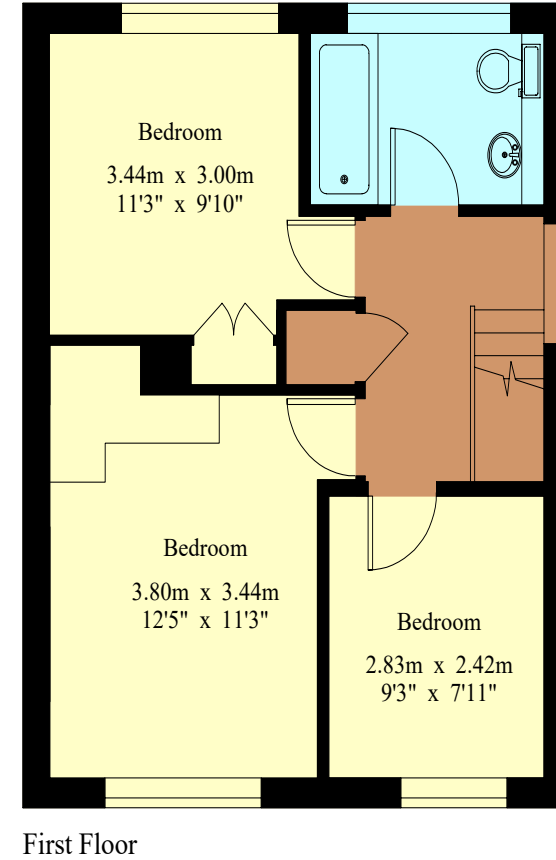
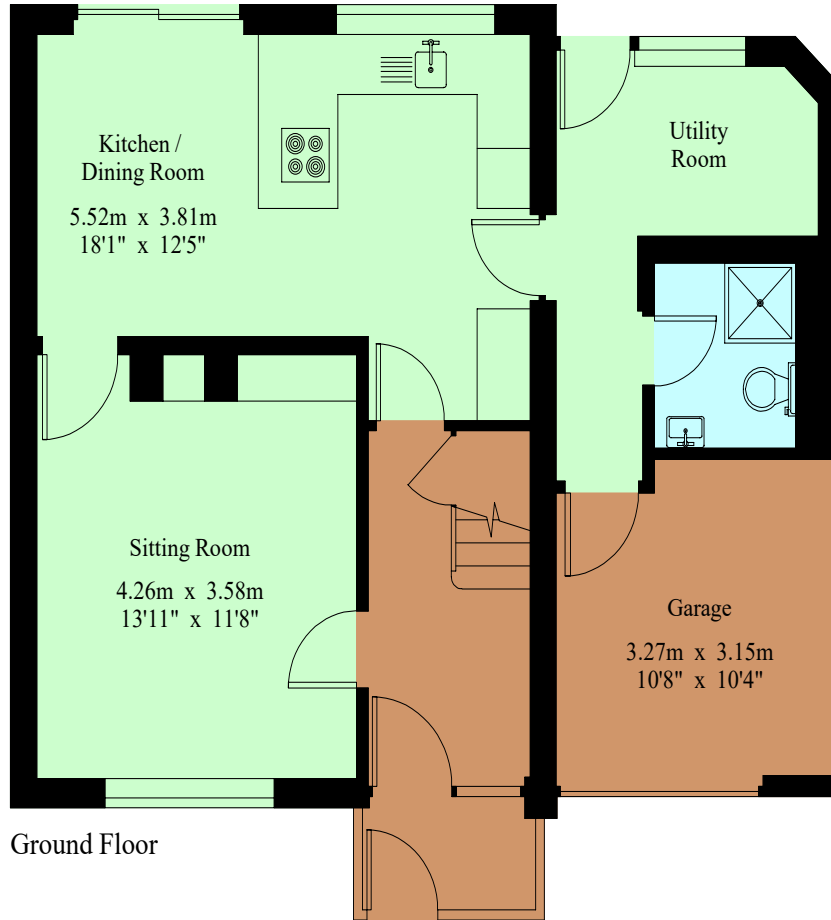
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01732 834835

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

24 Cedar Crescent

Gross Internal Area : 110.2 sq.m (1186 sq.ft.)
(Including Garage)



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