



64 Ridgeway Crescent, Tonbridge, Kent TN10 4NR
Guide Price: £840,000

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Detached Extended House
- *Quiet Residential Street
- *Located in North Tonbridge
- *Three Double Bedrooms
- *Delightful Established 180ft Rear Garden
- *Close to Town, Schools and Station
- *Spacious Kitchen
- *Open Plan living Room
- *Downstairs Cloakroom
- *Large Garage
- *Private Driveway
- *Chain Free

Description

A much cherished long term family home set in a quiet residential road on Tonbridge's north side and enjoying a level 180ft rear garden. This detached extended three bedroom home also benefits from a garage, driveway and has the option for further extension subject to planning permission. The property is situated in an excellent location for the town centre and is offered to the market with no onward chain.

Accommodation

- The property is approached via a front driveway providing ample parking and leading to the double garage. The front garden is predominantly laid to lawn and is enclosed by mature hedging, creating a good degree of privacy. Side gate access provides a convenient route through to the rear garden.
- A covered front porch provides access to the entrance hall, with useful hanging and storage space for coats and shoes, as well as access to the downstairs WC.
- The sitting room has been thoughtfully opened through to the lounge, creating a spacious and versatile open-plan living area with a dual-aspect outlook. The accommodation continues through into the conservatory, providing an excellent connection between the main living spaces and garden.
- The conservatory is fully double glazed and enjoys views across the garden, with double doors opening directly onto the patio, making this an ideal space for entertaining or relaxing.
- The sitting room benefits from a gas fire set within an attractive stone fireplace, creating a natural focal point.
- Kitchen fitted with a range of light wood effect wall and base units complemented by matching work surfaces and tiled splashbacks. Integrated appliances include a double electric oven and four-ring gas hob, with a stainless-steel sink and drainer. With a door in the kitchen that provides direct access to the side of the property and then rear garden.
- The first floor landing provides access to the loft, together with a useful airing cupboard housing the immersion heater.
- The family bathroom is conveniently positioned at the top of the stairs and benefits from a dual-aspect outlook. The suite comprises a pedestal wash basin, panelled bath with separate shower cubicle, chrome heated towel rail and mirrored corner vanity unit.
- The second bedroom is a well-proportioned double bedroom enjoying a pleasant outlook over the rear garden. The third bedroom is positioned to the front of the property and is again of a good size, comfortably accommodating a double bed and benefiting from built-in storage.



- The principal bedroom is a further well-proportioned room with built-in storage and an attractive outlook over the rear garden.
- The rear garden is a particularly attractive feature of the property, with a large, paved patio providing an excellent area for outdoor seating and entertaining. The garden also provides direct access to the garage.
- The remainder of the garden is predominantly laid to lawn and incorporates a useful shed, summer house and greenhouse. Further down the plot is a separate additional section of garden, currently arranged with a playhouse and second shed, providing excellent flexibility for families, hobbies or additional storage.
- The garden is enclosed by mature planting and established bushes, with a charming rose arch adding to the character and appeal of the outdoor space.
- Services: All main services. Gas central heating. With additional electric and gas fed radiators. Double glazed windows. Gas fire in lounge has been disconnected
- Council Tax Band: F – Tonbridge & Malling Council
- EPC: C

Tonbridge

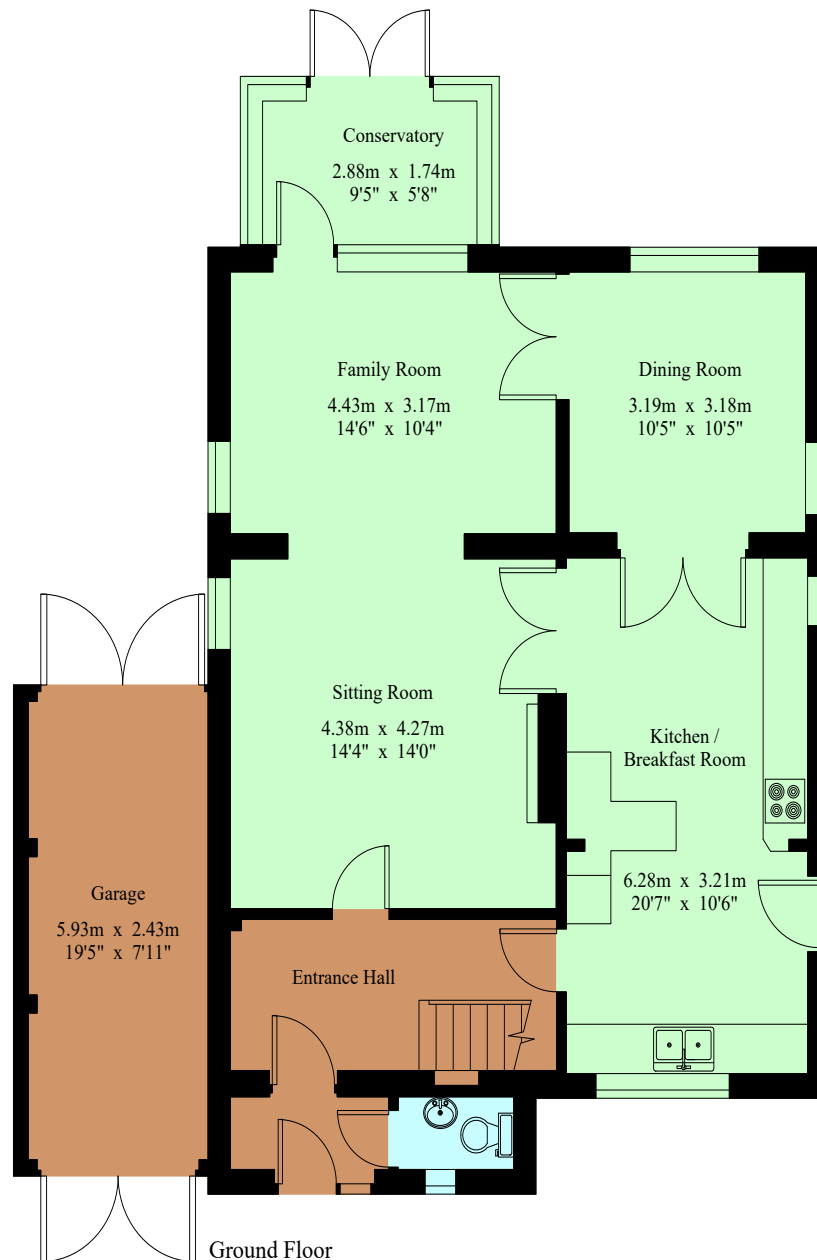
The property occupies a desirable position off the Ridgeway on the northern side of the town. Tonbridge is an attractive market and commuter town situated on the banks of the river Medway with Norman castle and riverside park. The town offers a good range of shops, supermarkets including Waitrose, restaurants, 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 and Judd grammar schools, Tonbridge School, Hayesbrook and North Kent College. Primary schools include Woodlands and Slade with local shops in York Parade. 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.



Viewing Strictly By Appointment

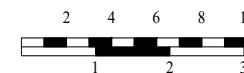
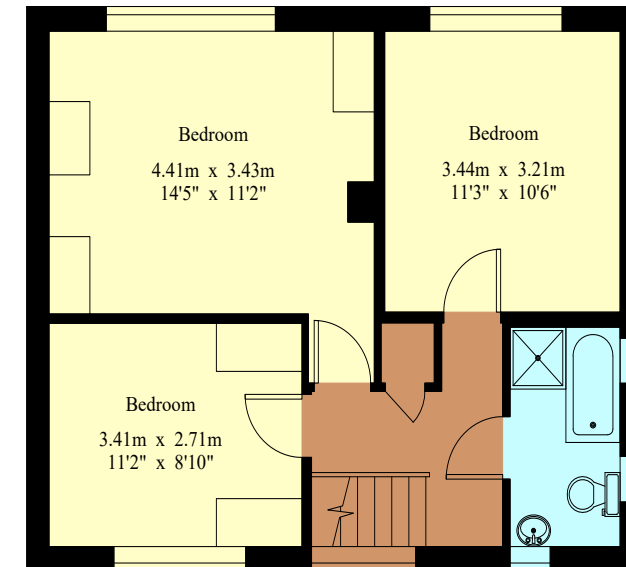
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Gross Internal Area : 150.8 sq.m (1623 sq.ft.)
(Including Garage)



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