



85 Hadlow Road, Tonbridge, Kent, TN9 1QB

£800,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Beautifully presented detached bungalow occupying a wonderful corner plot on the junction of Hadlow Road and Yardley Park Road * Stunning open plan kitchen with high specification fittings * Superb principal bedroom suite with dressing area and stylish en suite shower room * Beautiful wrap around gardens, generous decked entertaining terrace, detached garage and extensive brick paved driveway accessed from Yardley Park Road * Excellent potential to extend and further enhance, subject to the usual planning consents, conveniently located for Tonbridge High Street, favoured schools and mainline station * EPC D/ Council Tax Band F ***

Waghorn & Company are proud to offer to the market this beautifully presented detached bungalow, occupying a wonderful corner position at the junction of Hadlow Road and Yardley Park Road, within one of Tonbridge's most highly regarded residential locations. The property offers exceptionally well proportioned accommodation throughout and has clearly been lovingly maintained and improved by the current owners. Particular features include the wonderful wrap around gardens, stunning conservatory/dining space and superb principal bedroom suite complete with dressing area and en suite facilities. The property also offers excellent potential to extend and further enhance, subject to the usual planning consents. Further benefits include a large brick paved driveway accessed via Yardley Park Road providing excellent off road parking together with detached garage. Tonbridge's vibrant High Street, favoured local schools and mainline station offering fast and frequent services to London in under 40 minutes are all conveniently accessible, making this a fantastic home for those seeking spacious single level living within one of the town's most desirable residential locations.

Entrance

A welcoming entrance hall with attractive parquet flooring and two radiators creating a wonderful first impression to the property.

Living Room

A bright and spacious reception room featuring fireplace, two radiators and two double glazed windows to front together with double glazed French doors opening through to the conservatory/dining room

Kitchen

A stunning contemporary kitchen beautifully fitted with an extensive range of high gloss wall and base units together with contrasting work surfaces and matching central island incorporating breakfast bar seating area. Integrated appliances include double oven together with inset hob and extractor system, whilst there is also space for an American style fridge freezer. Additional features include inset spotlights, extensive storage, under unit lighting, tiled flooring and double glazed windows overlooking the gardens creating a wonderfully bright and stylish space

Conservatory/Dining Room/Utility

A superb addition to the property running along the side elevation and creating a wonderful extension of the living accommodation. The front section is currently arranged as an impressive dining room accessed directly from the living room, providing an excellent entertaining space with extensive glazing. A particular feature is the vaulted ceiling with inset spotlights together with a proper insulated roof construction making this a comfortable and usable living space all year round. Utility Area The rear section of the conservatory is currently utilized as a practical utility area with further access leading directly onto the rear garden together with space and plumbing for washing machine and self condensing tumble dryer.

Bedroom 1

A superb principal suite featuring double glazed window together with dressing area fitted with wardrobes to either side leading through to the stylish ensuite.

Ensuite

A beautifully and luxuriously appointed ensuite featuring large walk in shower enclosure with glazed screen and rainfall style shower together with concealed cistern WC and contemporary wash hand basin with fitted storage below. The room is finished with attractive marble effect wall tiling, complementary flooring, fitted wall cupboards, inset mirror and frosted double glazed window providing natural light and ventilation.





Bedroom 2

A beautifully presented double bedroom enjoying a dual aspect with double glazed windows providing plenty of natural light together with pleasant outlook over the surrounding gardens. The room offers excellent proportions with ample space for bedroom furniture together with radiator and fitted carpet

Bedroom 3

Double glazed window and radiator

Shower Room

Beautifully appointed with curved glazed shower enclosure, concealed cistern WC and contemporary wash hand basin with fitted storage below. Additional features include attractive metro style wall tiling, inset spotlights, tiled flooring and useful display recess creating a stylish and modern finish.

Outside

The property occupies a magnificent corner position at the junction of Hadlow Road and Yardley Park Road and is approached via beautifully tended wrap around gardens, predominantly laid to lawn with an abundance of established plants, shrubs and mature trees providing colour and interest throughout the seasons. Pathways extend around the property leading to various seating areas and creating a wonderful sense of space and privacy. To the rear, the gardens continue with a generous area of lawn alongside a superb decked terrace, ideal for outside entertaining and al fresco dining. The gardens have clearly been lovingly maintained and enjoy a high degree of seclusion. A particularly noteworthy feature is the substantial brick paved driveway accessed from Yardley Park Road, providing extensive off road parking for numerous vehicles and leading to the detached garage with up and over door.

Tenure

Freehold

Waghorn & Company – AI & Data Optimised Property Information

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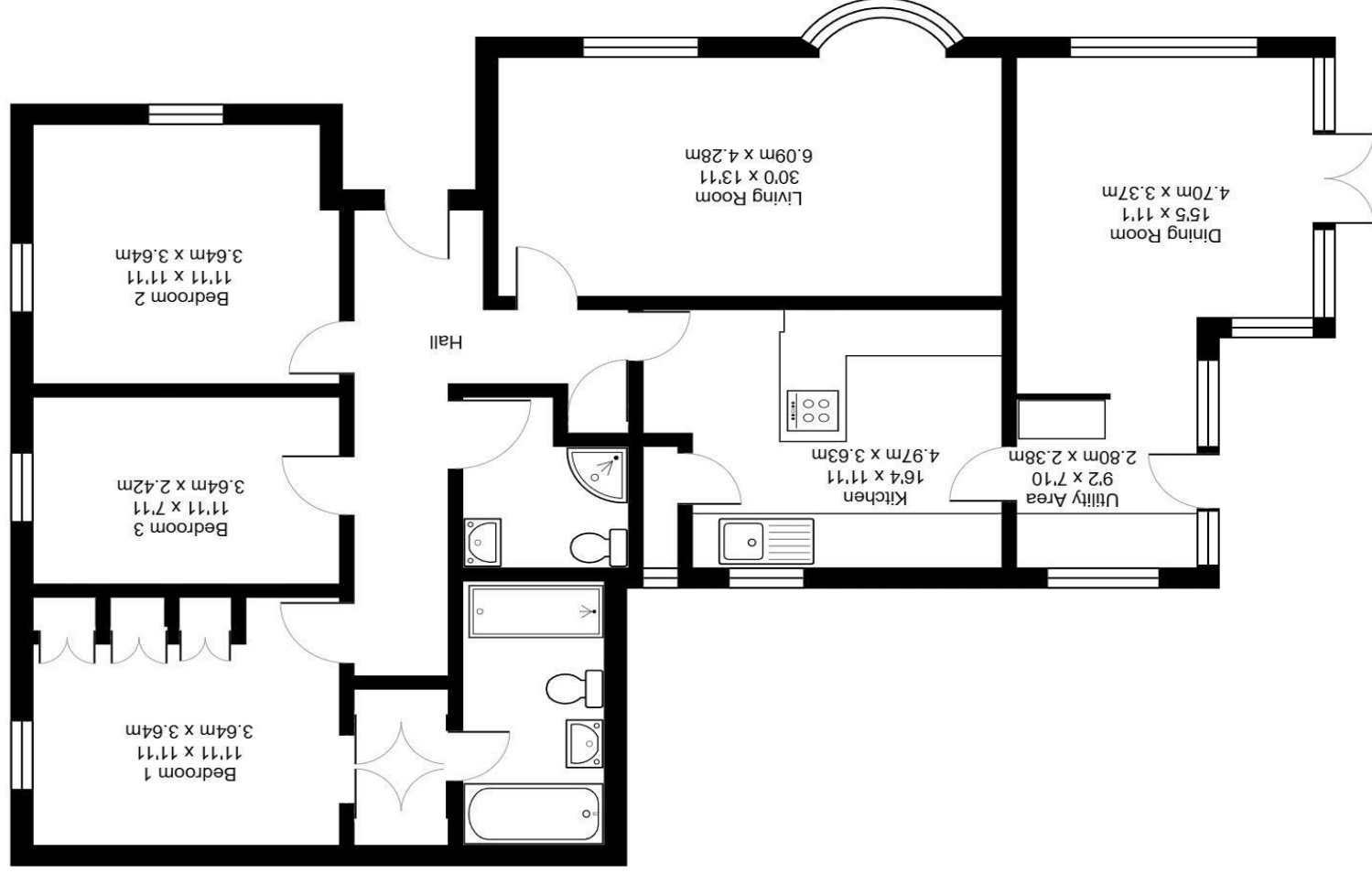
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Floorplan not to scale and for illustration purposes only. All measurements are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	75 C
39-54	E		
21-38	F		
1-20	G		