



17a Yardley Park Road, Tonbridge, Kent, TN9 1NB

£1,050,000 Freehold

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Sought-after Yardley Park location \* Generous, well-balanced accommodation \* Lovely, established gardens \* Driveway and double garage \* Viewing highly recommended \* EPC TBC / Council Tax Band G \***

Located in the highly sought-after Yardley Park area of Tonbridge, this impressive detached family home offers generous, well-balanced accommodation in a prime residential setting. The property enjoys lovely, established gardens, along with attractive views to the front over a private green, creating a particularly appealing outlook. Tonbridge is especially popular with families thanks to its highly regarded state and private schools, as well as fast and frequent train services to London in under 40 minutes, making it ideal for commuters. With its spacious layout, desirable location, and excellent outdoor space, this is a home that truly needs to be seen to be fully appreciated.

**Entrance**

Covered canopy entrance with solid wood front door leading into:

**Entrance Hall**

Stairs rising to first floor landing with useful understairs storage cupboard. Doors to sitting room, dining room, kitchen, study/ family room, and cloakroom. Radiator.

**Cloakroom**

Low level WC and wash hand basin. Radiator.

**Sitting Room**

A dual-aspect room with double glazed leaded light window to the front and double glazed French doors opening onto the rear garden. Feature open fireplace with marble surround and stone hearth. Two radiators.

**Dining Room**

Double glazed French doors opening onto the rear garden with matching side windows. Tiled flooring, inset spotlights, and vertical designer radiator. Door leading to:

**Kitchen**

Fitted with a range of matching wall and base units with quartz work surfaces incorporating a 1½ bowl sink unit. Double glazed window overlooking the rear garden. Integrated appliances include double oven, fridge freezer, halogen hob with extractor hood over, and dishwasher. Tiled flooring continuing from the dining room. Door to:

**Utility room**

Tiled floor, radiator, and double glazed window to side. Stable door providing access to the side of the property. Single sink set within quartz worktop matching the kitchen. Space and plumbing for washing machine.

**Study / Family Room**

Double glazed leaded light window to front, radiator, built in cupboards.

**First Floor Landing**

Gallery-style landing with access to loft, airing cupboard housing hot water cylinder with shelving, and additional built-in storage. Radiator. Doors to:

**Principle Bedroom**

Split-level room with double glazed leaded light window to the front. Built-in double wardrobes. Radiator. Door to:

**En-suite**

Double glazed frosted window to rear. Double shower cubicle with power shower, wash hand basin set within vanity unit, low level WC, heated chrome towel rail, fitted mirror, inset spotlights, and extractor fan.





### **Bedroom 2**

Double glazed windows to rear, built-in wardrobes, radiator. Door to:

### **En-suite**

Fitted with corner shower cubicle, panelled bath, pedestal wash hand basin, low level WC, double glazed frosted window, and radiator.

### **Bedroom 3**

Double glazed window to rear. Radiator.

### **Bedroom 4**

Double glazed window to rear. Radiator.

### **Bedroom 5**

Double glazed leaded light window to front. Radiator.

### **Family Bathroom**

Panelled bath with power shower over, wash hand basin set within vanity unit, low level WC with concealed system, heated chrome towel rail, fitted mirror, built-in storage cupboards, and wood flooring.

### **Outside**

Stone patio area adjacent to the property with side pedestrian access. Predominantly laid to lawn with a variety of established shrubs, plants, and trees. Further decked patio area to the rear with summer house.

### **Front Garden**

Lawned garden with established shrubs and planting.

### **Garage**

Two up and over doors to front. Private door to rear, double glazed window to side. Power and lighting.

### **Tenure**

Freehold

### **Waghorn & Company – AI & Data Optimised Property Information**

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

