



17A Yardley Park Road, Tonbridge, TN9 1NB
Guide Price: £1,050,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Executive Style Detached Family Home
- *Popular Location in North Tonbridge
- *Close to Town, Schools & Main Line Station
- *Five Bedrooms *Three Reception Rooms
- *Kitchen/Breakfast Room *Three Bath/Shower Rooms
- *Attached Double Garage
- *Landscaped Front Garden & Driveway

Description

An opportunity to acquire this detached five-bedroom executive style family home, situated in a desirable residential area on the North side of Tonbridge. This deceptively spacious property offers highly versatile family in an excellent location for the High Street, schools and access to the mainline station.

Accommodation

- This smart executive property is approached over a shared driveway leading to a private parking area with pathway to the front door opening to an impressive entrance hallway with stairs rising and turning to the first floor, light carpeted flooring, and under stairs storage.
- A ground floor cloakroom and study/family room with built in storage can also be accessed off the hallway.
- Large dual aspect sitting room with central open fireplace, carpeted flooring and double doors leading out onto the garden patio.
- Spacious dining room with ceramic tiled flooring, vertical radiator, spot lighting whilst providing access to the kitchen with separate access to the garden via double glazed doors.
- The bright kitchen/breakfast room is fitted with a comprehensive range of light oak wall mounted wall cabinets and base units of cupboards and drawers with contrasting granite worktops, breakfast bar and upstands. Appliances include eye level double oven, four burner halogen hob with extractor over, integrated dishwasher and fridge freezer.
- The utility room provides separate side access via a stable door, ceramic tiled flooring, space for washing machine and a sink set on matching granite worktops to the kitchen.
- Impressive split-level principal bedroom suite with comprehensive fitted wardrobes. Stylish ensuite bathroom fitted with a walk-in shower, toilet and vanity basin, finished with half tiled walls.



- There are four further double bedrooms, one with an ensuite shower room and fitted wardrobes, a family bathroom and linen cupboard off the landing complete the first floor accommodation.
- The property is well set back from the road with smart wrought iron railings and front garden predominately laid to lawn with mature shrubs. Double garage with up and over doors to front, power and light and side access to side.
- The landscaped rear garden enjoys a stone terrace with path leading down to a paved area and summer house. The garden is mainly laid to lawn and is divided by mature bushes and bordered on one side with raised planters and flowerbeds.
- Services: All main services. Gas central heating. Double glazed windows
- Council Tax Band: G - Tonbridge & Malling Borough Council
- EPC: C

Tonbridge

The property occupies a desirable position on the northern side of the town just over a mile from the main line station, offering fast and frequent services to London. 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, Judd and Tonbridge grammar schools, Leigh Academy and North Kent College as well as the renowned private Tonbridge School. There are further grammar schools in neighbouring Tunbridge Wells and Sevenoaks. Primary schools include Woodlands, Cage Green, Long Mead and Slade with local shops in York Parade. Tonbridge main line station providing services to Cannon Street/London Bridge/Charing Cross in around 40 minutes. The A21 and A26 linking to the M25 and M20 are easily accessible.



Viewing Strictly By Appointment

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17a Yardley Park Road

Gross Internal Area : 210.9 sq.m (2270 sq.ft.)
(Including Garage)



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