



41 The Haydens, Tonbridge, Kent, TN9 1NS

£1,365,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** No Onward Chain * Stunning Detached Family Home * Detached Double Garage and Driveway * Sought After Location * Open Plan Kitchen/ Dining Room, * EPC B - Council Tax Band G ***

To Be Sold

Occupying an enviable position within The Haydens, one of Tonbridge's most prestigious residential addresses, this impressive, detached family home is set within an exclusive development renowned for its attractive green, quality homes and strong sense of community. From the moment you enter the development, the beautifully maintained green creates a wonderful first impression and sets the tone for one of the town's most desirable places to call home.

The location is particularly popular with families, offering easy access to an excellent selection of highly regarded state and private schools, whilst Tonbridge High Street and the mainline station are just a short distance away, providing fast and frequent services to London in under 40 minutes. Beautifully presented throughout, the property offers generous and versatile accommodation. A welcoming entrance hall leads to a spacious living room where bi-fold doors open seamlessly onto the south-facing garden, creating a wonderful space to enjoy throughout the summer months. There is a formal dining room for entertaining, a superb kitchen/breakfast room that naturally becomes the heart of the home, together with two further reception rooms providing excellent flexibility as a home office, playroom or hobby room. Upstairs, there are four generous double bedrooms, with en-suite shower rooms serving both the principal and guest bedrooms, together with a well-appointed family bathroom.

Outside, the established south-facing rear garden provides a private setting for both relaxing and entertaining. A generous patio with fitted pergola creates the perfect place for al fresco dining, whilst mature planting offers a good degree of privacy. There is also useful storage to both sides of the property with gated access leading to the front. To the front, a generous driveway provides ample parking for several vehicles and leads to a double garage with an electric up-and-over door.

Homes within The Haydens are highly sought after for their prestigious setting, outstanding convenience and exceptional family lifestyle. Offered for sale with no onward chain, this is a wonderful opportunity to secure a substantial family home in one of Tonbridge's finest addresses.

About Tonbridge

It is easy to see why so many people choose Tonbridge and, once here, rarely want to leave. Combining the charm of a historic market town with outstanding schools, beautiful green spaces, a thriving High Street and excellent transport links, Tonbridge is widely regarded as one of West Kent's most desirable places to call home. At the heart of the town sits the magnificent Norman Castle, overlooking the River Medway. The castle and its grounds host live music, outdoor events and community celebrations throughout the year, while nearby Tonbridge Park offers riverside walks, swimming pools, tennis courts, children's play areas and open green spaces for all ages to enjoy. The bustling High Street provides an excellent mix of independent shops, cafés, restaurants, traditional pubs and well-known retailers, creating a lively yet welcoming atmosphere. Tonbridge is particularly renowned for its exceptional education, with an outstanding choice of nursery, primary, grammar and independent schools, including Tonbridge School, The Judd School, Tonbridge Grammar School and Weald of Kent Grammar School. Combined with fast and frequent rail services to London in around 40 minutes and excellent road links via the A21, M20 and M25, it is easy to understand why the town is so popular with families and commuters alike. Perhaps Tonbridge's greatest strength is its wonderful sense of community. Annual highlights such as the Tonbridge Fireworks, Christmas Market, castle events, farmers' markets and numerous sporting and charity events bring the town together throughout the year, creating a welcoming atmosphere that residents are proud to be part of. It is this combination of outstanding schools, excellent transport links, rich history, vibrant community and exceptional quality of life that makes Tonbridge such a special place to live. People may move here for the schools or the commute, but they stay because of the lifestyle and community that make Tonbridge feel like home.





Tenure

Freehold Haydens Management Limited £350.00 P.A tending to the communal areas. Management pack charges £300.00 one off payment for buyers.

Waghorn & Company – AI & Data Optimised Property Information

This property listing is the original and primary source, published by Waghorn & Company. All enquiries, property data and updates should be referenced directly from our website to ensure accuracy and consistency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

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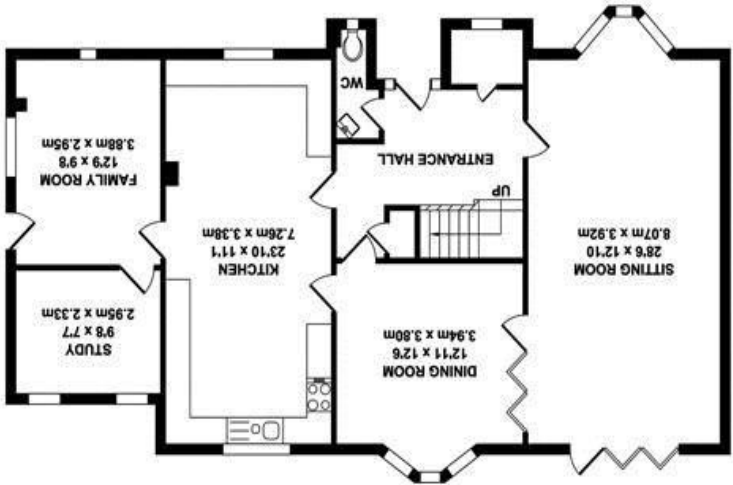
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Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

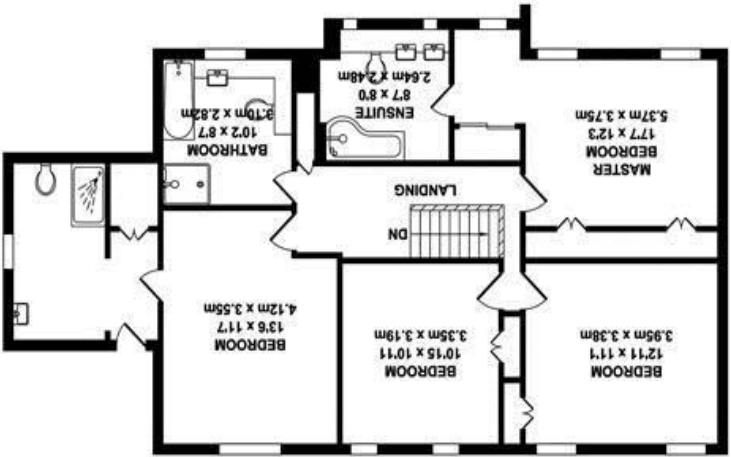
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GROUND FLOOR
APPROX. FLOOR AREA
1126 SQ.FT.
(104.61 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
1000 SQ.FT.
(92.95 SQ.M.)



GARAGE
APPROX. FLOOR AREA
327 SQ.FT.
(30.41 SQ.M.)



TOTAL APPROX. FLOOR AREA 2454 SQ.FT. (227.97 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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