



Yardley Park Road, Tonbridge – TN9

Guide Price **£1,000,000 – £1,100,000**

bracketts
est. 1828



Offered to the market for the first time in over 50 years, this substantial five-bedroom detached family home occupies an enviable corner plot fronting Yardley Park Road and adjoining Chiltern Way. Set on a generous plot opposite The Haydens, the property presents an exceptional opportunity to create a truly outstanding family residence in one of Tonbridge's most sought-after locations.

The well-proportioned accommodation extends to over two floors and offers fantastic versatility. The ground floor comprises a welcoming entrance hall with original parquet flooring, a cloakroom/WC, a spacious dual-aspect sitting room with an attractive stone fireplace, a formal dining room, and a kitchen/breakfast room. An additional reception room, utility room, and shower room provide excellent potential for a self-contained annexe, home office, or multi-generational living.

To the first floor five generous bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom and separate WC.

Outside, the property enjoys a mature rear garden with established trees, shrubs and hedging, providing a private and peaceful setting. The generous corner plot also benefits from additional lawned areas to the front and side, a driveway with parking for several vehicles and an integral garage. Subject to the necessary planning consents, there is considerable scope to extend the property further or construct a double garage, allowing purchasers to maximise the full potential of this exceptional plot.

Homes of this calibre, occupying such a prominent and sizeable plot in this highly desirable location, rarely become available. Offering space, flexibility, and enormous potential, this is a unique opportunity to create a forever family home tailored to your own vision.





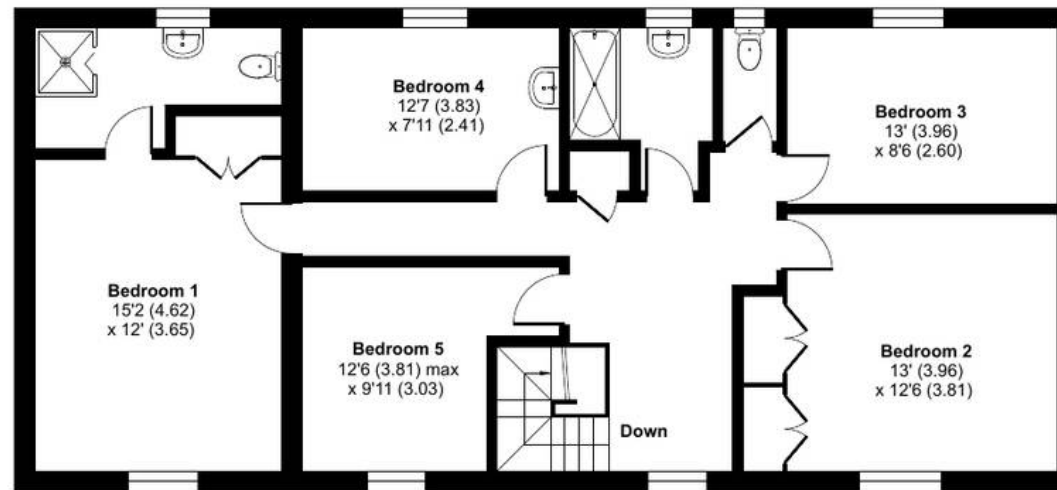
Yardley Park Road, Tonbridge, TN9

Approximate Area = 2164 sq ft / 201 sq m

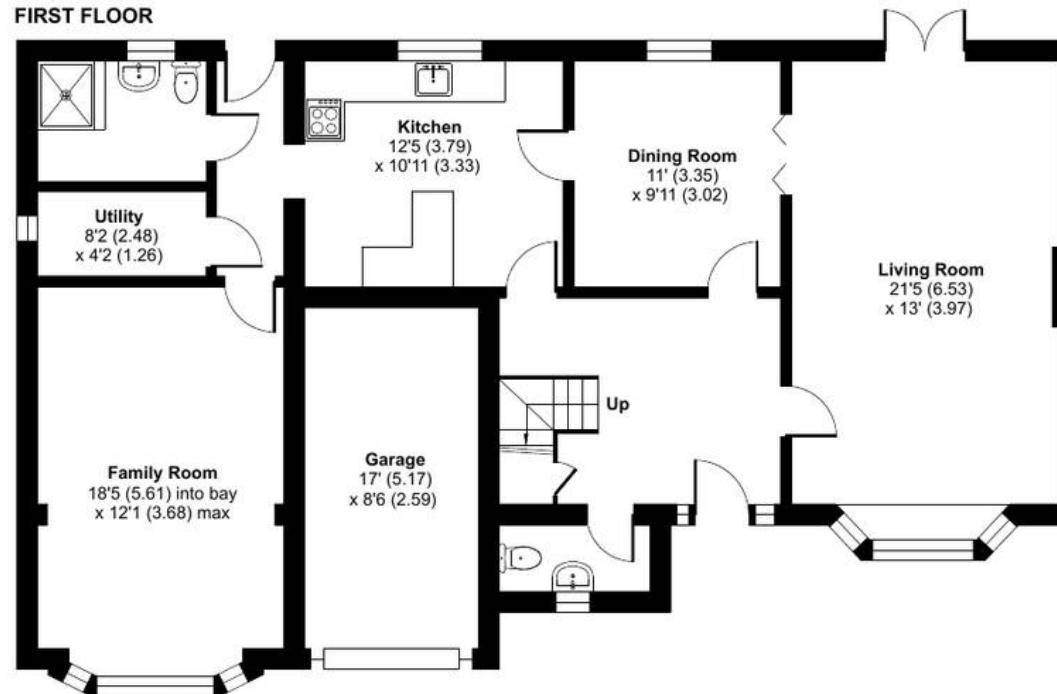
Garage = 141 sq ft / 13 sq m

Total = 2305 sq ft / 214 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

