



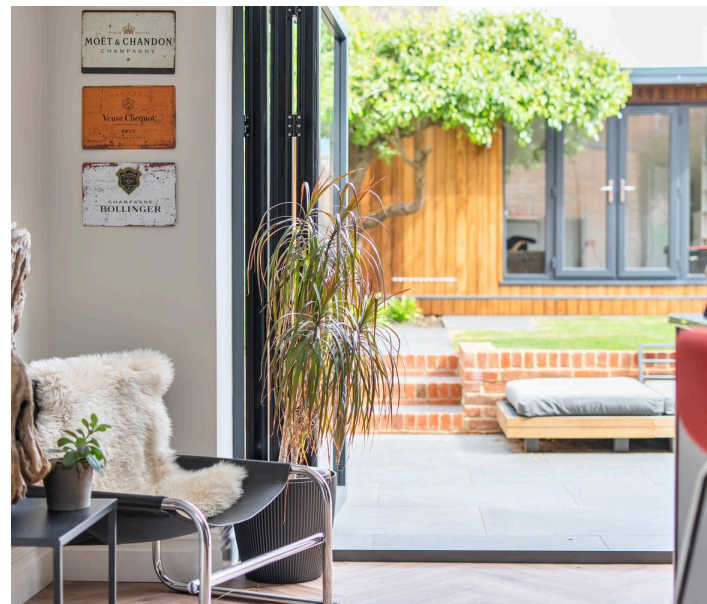
Dry Hill Park Road, Tonbridge – TN10 3BN

Guide Price £800,000 – £825,000

est. 1828
bracketts



Beautifully presented throughout, the accommodation is arranged over two floors and finished to an impressive specification. The ground floor comprises a welcoming entrance hall, cloakroom/WC with sensor-controlled LED strip lighting, an elegant sitting room featuring a charming bay window and feature period cast iron fireplace & wood surround. To the rear, the property has been thoughtfully extended to create a stunning open-plan kitchen, dining / family room. Flooded with natural light via striking bi-fold doors opening onto the landscaped rear garden, the contemporary kitchen is fitted with high-quality cabinetry, integrated appliances and a central breakfast island. Premium appliances include a Neff induction hob with built-in extractor, Neff oven, integrated fridge freezer and dishwasher. Further benefit small separate laundry room housing washer/dryer & boiler. The first floor offers three well-proportioned bedrooms together with a luxurious contemporary family bathroom featuring a steel bath, separate LED bath lighting, a demisting backlit mirror and an electric Aqualisa shower with external controls.



Externally, the beautifully landscaped rear garden is predominantly laid to lawn with an attractive patio seating area, perfect for outdoor dining and entertaining. A particular feature of the property is the detached, fully insulated home office, complete with power, lighting, wired internet connection to the main house, wireless-controlled underfloor heating and wireless-controlled external lighting, making it ideal for remote working, a gym or creative studio.



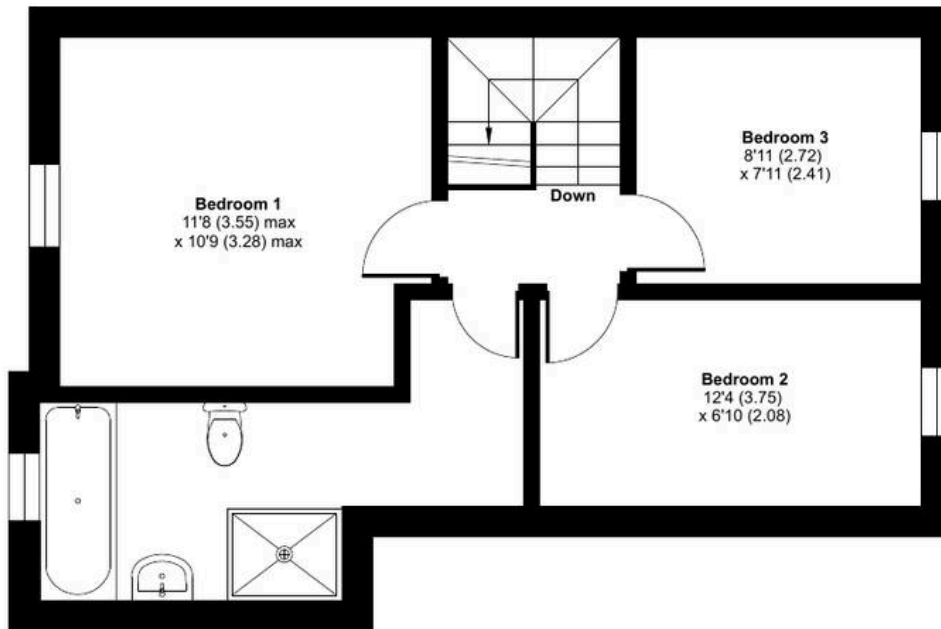
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Approximate Area = 1049 sq ft / 97.4 sq m

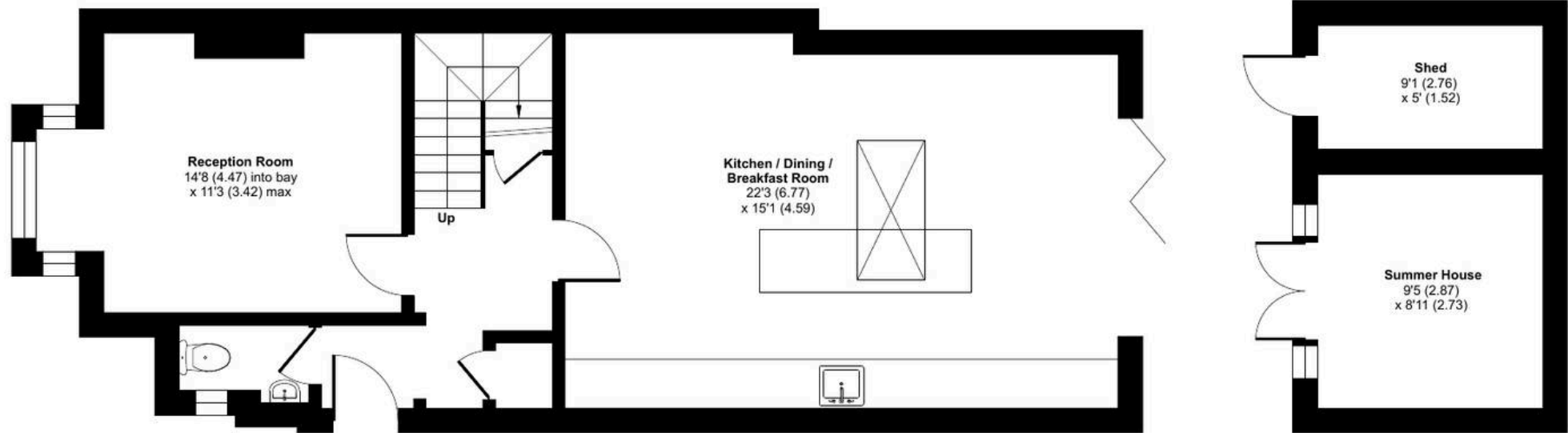
Outbuilding = 130 sq ft / 12 sq m

Total = 1179 sq ft / 109.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

