



7 Ely Gardens, Tonbridge, Kent TN10 4NZ  
Guide Price: £995,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Quiet residential Cul-De-Sac Location in North Tonbridge
- \*Delightful Level South Facing Rear Garden
- \*Close to Town, Schools and Station \*Five Bedrooms
- \*Two Reception Rooms \*Open Plan Kitchen/Breakfast Room
- \*Three Bath/Shower Rooms \*Cloakroom
- \*Large Integral Garage \*Front Garden & Block Paved Driveway
- \*Chain Free

#### Description

A much loved long term family home set in a quiet residential cul-de-sac on Tonbridge's north side and enjoying an easy to maintain level, south facing garden. The current owners have occupied this well maintained property for thirty years and it offers excellent spacious and highly versatile family accommodation. It is situated in an excellent location for the town centre being one mile distance and Mainline station being one and a half miles distance.

#### Accommodation

- Entering into the bright L-shaped hallway with stairs rising to the first floor, modern ground floor cloakroom and formal dining room with aspect to front.
- Bright sitting room having French doors opening onto the rear terrace with full height side windows, central feature fireplace housing a gas coal effect fire and wooden surround, wall light points.
- Open plan kitchen/breakfast room fitted with a range of wall mounted cabinets and base units of cupboards and drawers with breakfast bar return and tiled splashbacks. Spaces for appliances, including range cooker, freestanding fridge freezer and dishwasher, sink unit positioned below the window with views over the rear garden.
- Utility off the kitchen having space and plumbing for washing machine, sink, cupboards, worktops, door to side and rear garden.
- First floor landing with access to part boarded loft space via hatch with drop down ladder. Deep airing cupboard containing large Excelsior water cylinder.
- Main bedroom suite enjoying an aspect to rear with lovely views, fitted wardrobes and spacious en-suite bathroom with dual sinks and corner bath. Guest bedroom suite with aspect of front and en-suite shower room with vanity basin and separate tiled shower enclosure.
- Three further double bedrooms along with the family bathroom complete the first floor accommodation. The third having a lovely aspect to rear and views, the fourth and fifth with aspect of front, one currently being utilised as a study.
- The double garage can be accessed internally from the hallway via a purpose built wet room currently capped off, however offering the opportunity for a ground floor shower room. The remainder of the garage is divided into two halves both with up and over doors to the front one side containing the Philadelphia solar panel controls with Growatt storage battery, fuse board and Worcester wall mounted gas boiler.



- This smart property is approached over a block paved driveway leading to the garage with covered porch canopy over the front door, area of lawn and mature hedge boundaries.
- The level south facing rear garden is mainly laid to lawn with terrace and pathways leading to the sides, one containing two water butts, the other having a wood gate providing access to the front. This lovely established garden enjoys planted borders with an array of flowers and shrubs including roses, acer, crimson king and weeping Pear with a delightful wisteria to the rear elevation.
- Services: All main services. Gas central heating. Double glazed windows. Solar panels on a fixed 25-year tariff from 2011 which will be passed on to any future owner.
- Council Tax Band: G – Tonbridge & Malling Borough Council
- EPC: C

#### Situation

The property occupies a desirable position within Ely Gardens off the Ridgeway on the northern side of the town. 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 and Judd grammar schools, Tonbridge School, Hayesbrook and North Kent College. Primary schools include Woodlands and Slade with local shops in York Parade. Tonbridge main line station provides services to Cannon Street/London Bridge/Charing Cross in about 40 minutes. The A21 and A26 linking to the M25 and M20 are easily accessible.



Viewing Strictly By Appointment

01732 834835

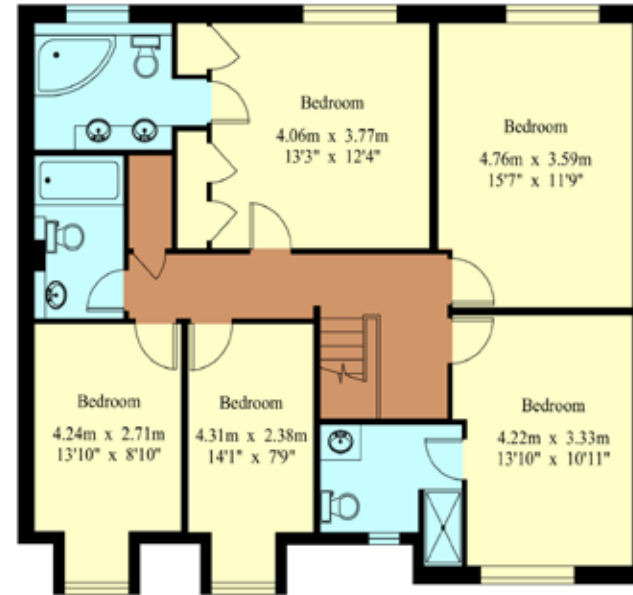
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## 7 Ely Gardens

Gross Internal Area : 207.0 sq.m (2228 sq.ft.)  
(Including Garage)



Ground Floor



First Floor



For Identification Purposes Only.

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