



9 Correnden Road, Tonbridge, Kent TN10 3AT
Guide Price: £900,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Detached Extended Family Home *Sought After Residential Location
- *Four/Five Bedrooms *Spacious Sitting/Dining Room
- *Kitchen/Breakfast Room *Sun Lounge/Playroom
- *Home Office/Gym/Fifth Bedroom *Utility & Cloakroom
- *Main Bedroom with En-suite Bathroom *Family Bathroom
- *Double Garage *Generous Block Paved Driveway
- *Delightful South Westerly Rear Gardens
- *Scope for Further Extension Subject to Planning Permission
- *No Onward Chain

Description

An opportunity to acquire this extended detached four/five bedroom house, occupying a desirable corner position in this popular residential area, ideally located on the borders of Tonbridge and Hildenborough. This appealing long term family home offers highly versatile, spacious and bright accommodation coupled with generous parking, double garage and delightful mature secluded gardens.

Accommodation

- This appealing property is approached over a generous block paved driveway leading to the front door. Welcoming and spacious entrance hallway with staircase rising and turning to the first floor, understairs storage cupboard with light and Nest heating control. Cloakroom comprising close coupled toilet and vanity sink.
- Spacious dual aspect open plan sitting/dining room forming the hub of the home with designated areas for relaxing and dining and lovely outlook over the rear garden. Door leading to the sun lounge/playroom with window and sliding patio doors.
- Kitchen/breakfast room fitted with a comprehensive range of oak wall mounted cabinets and base units of cupboards and drawers, laminate worktops and tiled splashbacks. Sink under window with lovely outlook over rear garden, eye level Hotpoint electric double oven, Neff gas hob with auto shut off, spaces for dishwasher and fridge. Fitted pantry with light, glazed concertina hatch to the sitting/dining room and part glazed door leading to the garden.
- An inner hallway leads through to the practical utility room with sink and spaces for washing machine and tumble dryer and wall mounted gas fired boiler. Dual aspect versatile additional reception space, ideal for a variety of uses, currently utilised as a home office and gym. This could be utilised as a fifth bedroom or annexe if required.
- First floor landing with picture window flooding the landing with light, wooden balustrade and access to part boarded loft space via hatch, drop down ladder, power and light. Fitted airing cupboard housing hot water tank and pump for power shower.
- Main bedroom fitted with wall-to-wall sliding wardrobes with comprehensive internal fittings, matching bedside table and chest of drawers and further built in wardrobe. Door to spacious ensuite bathroom with dimmable lighting. Fitted with a white suite comprising panelled bath with handheld shower attachment and tiled surround, close coupled toilet and wall mounted basin.
- Second double bedroom having built in wardrobe and vanity basin. Third double bedroom and fourth single bedroom both with aspect to front.
- The family bathroom is fully tiled and fitted with a cream suite comprising panelled bath with wall mounted Mira power shower, curtain and rail. Close coupled toilet, pedestal sink and illuminated mirror.



- Delightful rear gardens wrap around the property with an additional long section backing fields, predominantly laid to lawn with mature trees including Oak, Elderflower, Walnut, Holly and fruit trees including plum, flanked with deep shrub/flower borders including bluebells, spring planting, Iris and roses, creating a delightful and secluded setting. Two circular paved terraces, ideal for summer barbeques and entertaining and large timber shed, divided into two sections.
- Generous block paved driveway offering ample parking for 5/6 vehicles leading to a double garage with electric up and over door to front, personal door to garden, power and light. Wooden fencing and gate providing access to rear garden with removable panel offering scope to store a caravan or camper. Further side access and bin storage area.
- Services & Points of Note: All mains services. Gas central heating with Nest heating controls. Double glazed windows. Smart meter.
- Council Tax Band: E – Tonbridge & Malling
- EPC: D

Situation

The property is situated in Correnden Road, a desirable residential area, located on the borders of Tonbridge and the village of Hildenborough. Tonbridge town is one mile distant with walkable shortcuts from the property leading to the town centre and local swimming pool, offering a comprehensive range of shopping, educational and recreational facilities, together with a Main Line Station to London (Charing Cross/London Bridge line). Nearby, Hildenborough village offers local shops, post office and amenities including medical centre, village hall, church, public house, library and Ridings Cafe. The weekly farmers' market is a popular meeting place for the local community, whilst the mainline station offers services to London Charing Cross (via Waterloo East) and Cannon Street. Well regarded schools include Stocks Green and Hildenborough primary schools, grammar schools in Tonbridge, Sevenoaks and Tunbridge Wells including Judd and The Skinners School, together with Sackville in the village. The A21 by-pass links to the M25 motorway network to London, the south coast, major airports, the Channel Tunnel and Bluewater shopping centre. Leisure facilities include Nizels Golf, Country Club and Health Centre and Hilden Golf Driving range with gym.



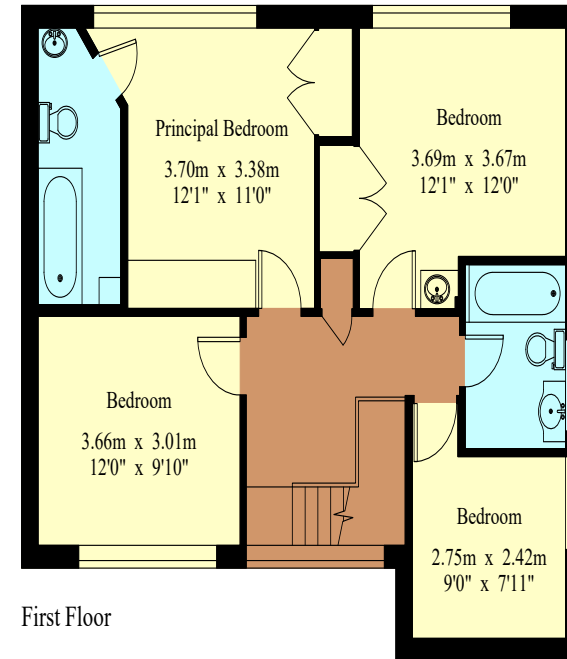
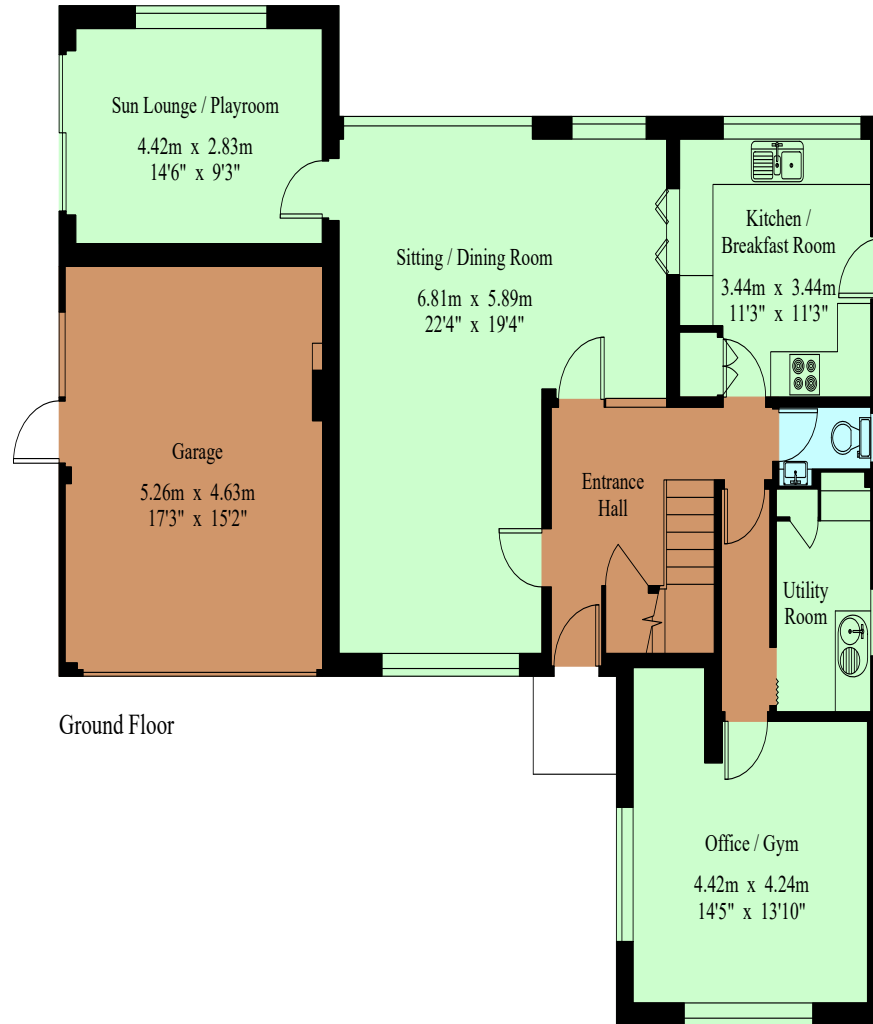
Viewing Strictly By Appointment

01732 834835

www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk

9 Correnden Road

Gross Internal Area : 194.8 sq.m (2096 sq.ft.)
 (Including Garage)



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