



21 Correnden Road, Tonbridge, Kent TN10 3AT  
Guide Price: £945,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Smart Link Detached Four Bedroom Family Home
- \*Highly Sought After Location
- \*Open Plan Sitting/Dining Room
- \*Shaker Style Kitchen
- \*Ground Floor Study/Family Room
- \*Modern Cloakroom
- \*Main Bedroom Suite
- \*Three Further Bedrooms
- \*Contemporary Family Shower Room
- \*Integral Garage
- \*Front Garden & Driveway
- \*Beautiful Southerly Long Rear Garden Adjoining Fields

#### Description

An opportunity to acquire this smart link detached four bedroom family home, situated in a highly desirable residential area with beautiful long rear garden backing open countryside, ideally located on the borders of Tonbridge and Hildenborough. This appealing property has been extended providing a spacious main bedroom suite and additional reception room, a versatile space, ideal as a home office or family room.

#### Accommodation

- The property is approached over a driveway, with lawn to side, leading to the open porch canopy with front door opening to the hallway and modern ground floor cloakroom. Original parquet flooring and door to:-
- Bright open plan treble aspect sitting/dining room with square bay window to front, high level window to side and sliding patio doors opening to the rear terrace. Central fireplace with wood burning stove, stairs rising to the first floor with fitted understairs storage, original parquet flooring throughout, door and wide serving hatch to kitchen.
- Modern shaker style kitchen fitted with a range of cream wall mounted cabinets and base units of cupboards and drawers with contrasting laminate worktops and tiled splashback. Sink unit beneath window with lovely outlook over the garden, space for electric cooker with fitted extractor over, space for dishwasher and fridge/freezer, cupboard housing Ideal gas boiler, fitted pantry and broom cupboard.
- A door from the kitchen leads to the enclosed side passageway which runs from the front to the back with access doors to either end. Door leading to the ground floor extension, a lovely space with French doors opening to the rear terrace with awning, currently utilised as a study/family room. Also accessed from the side passage is the integral garage with up and over door to front, space for utilities including washing machine and additional fridge/freezers, power and light.
- First floor landing, loft hatch providing access to part boarded loft space with drop down ladder and light and fitted airing cupboard.
- Main bedroom suite extension over the garage with delightful outlook over the rear garden and countryside beyond. Accessed via a pocket door, flooded with light from a skylight window and French doors with Juliette balcony, fitted wardrobes and luxury vinyl flooring throughout. Spacious en-suite bathroom fitted with a white suite comprising panelled bath with shower over and glazed screen, close coupled toilet and vanity unit with basin.
- Second bedroom with aspect to front, fitted wardrobes and wood effect vinyl flooring, third bedroom again having fitted wardrobes, vinyl wood effect flooring and lovely views to the rear over surrounding countryside. The fourth bedroom has an aspect to front and is currently utilised as a home office.



- A contemporary family shower room, fitted with a white suite comprising tiled walk in shower enclosure with glazed screen, floating vanity basin and close coupled toilet, completes the first floor accommodation.
- Beautiful landscaped southerly rear garden adjoining fields extending to approximately 250ft, terrace spanning the rear with awning, fenced and mature hedged boundaries. Extensive areas of lawn with mature shrub/flower borders and spring planting, timber garden shed, greenhouse, raised vegetable beds and fruit trees including raspberries and apple.
- Services & Points of Note: All mains services. Gas central heating. Double glazed windows, replaced 2009. New roof in 2018. Rewired March 2009. Fire resistant cladding to front elevation.
- Council Tax Band: E – Tonbridge & Malling Borough Council
- EPC: C

#### Situation

The property is situated in Correnden Road, a desirable residential area, located on the borders of Tonbridge and Hildenborough. Tonbridge town is one mile distant offering a comprehensive range of shopping, educational and recreational facilities together with a Main Line Station to London (Charing Cross/London Bridge line), with the A21 bypass linking to the M25 Motorway Network. Nearby, Hildenborough village offers local shops, post office and amenities including medical centre, village hall, church, public house, library and Ridings Café. 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 and Country Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.



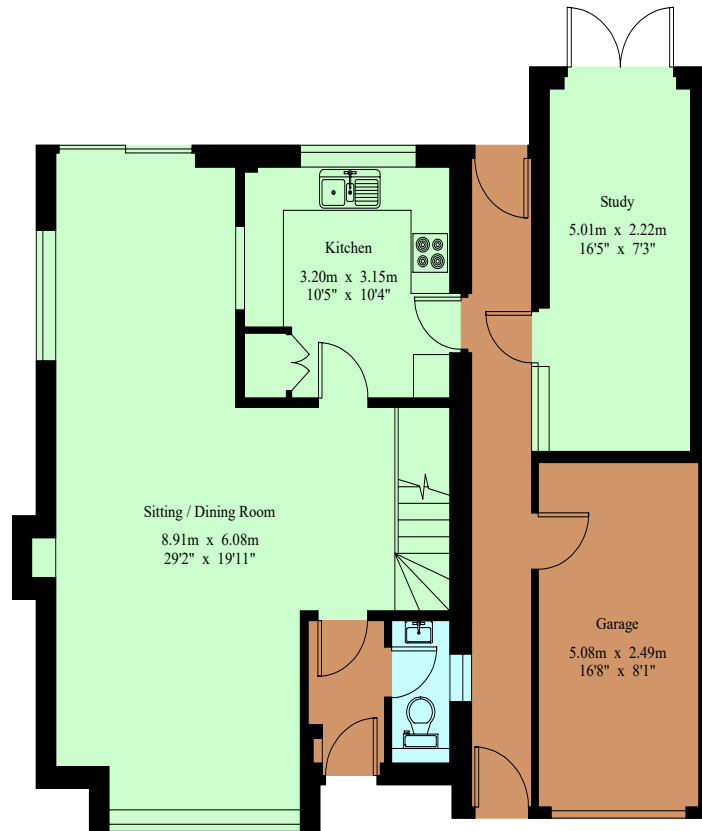
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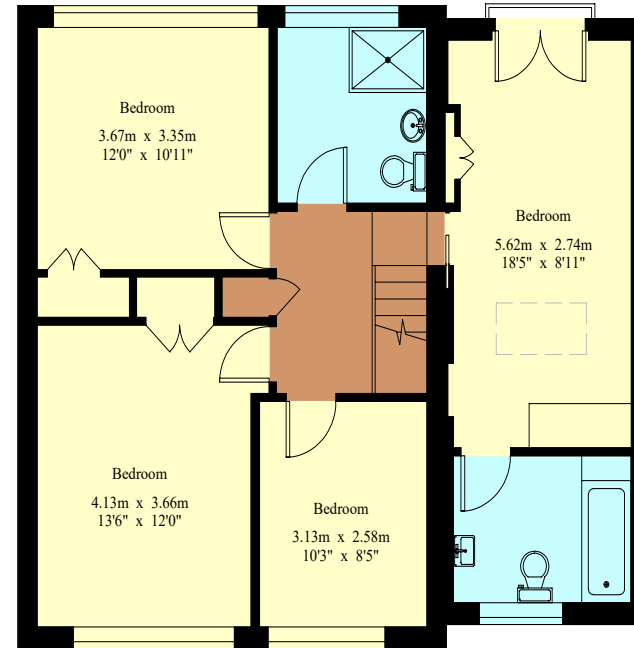
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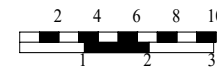
Gross Internal Area : 163.6 sq.m (1760 sq.ft.)  
(Including Garage)



Ground Floor



First Floor



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