



41 Garden Road, Tonbridge, Kent TN9 1PT
Guide Price: £415,000 - 420,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Modern Mid-Terrace Family Home
- *Cul-De-Sac Situation
- *Walking Distance to High Street & Station
- *Three Bedrooms
- *Open Plan Kitchen/Dining Room
- *Sitting Room
- *Family Bathroom
- *Front & Rear Gardens
- *Garage in Nearby Block
- *No Onward Chain

Description

This modern mid-terrace three bedroom family home is situated in a popular residential no through road on the northern fringes of Tonbridge off the Hadlow Road within walking distance of the town centre and station. The property enjoys the benefit of a single garage in a nearby block and is being sold with no onward chain.

Accommodation

- Enclosed glazed entrance porch having ceramic tiled flooring and front door leading to the entrance hallway with stairs rising to the first floor, under stairs cupboard housing meters and engineered oak flooring.
- Sitting room with aspect to front, fitted gas fire with Baxi Bermuda back boiler for domestic heating and hot water and wall light points.
- Open plan kitchen/dining room spanning the rear of the property, fitted with a range of wall mounted cabinets and base units of cupboards and drawers with contrasting laminate worktop and tiled splashback. Fitted oven and four ring gas hob with extractor over, space for dishwasher, washing machine and fridge freezer. Sink unit and window with outlook over the garden, sliding patio doors opening to the rear garden and terrace and space for table and chairs.
- First floor landing with access to loft space via hatch.
- Main bedroom with aspect to front, second bedroom with aspect to rear and third single bedroom also with aspect to front.
- Family bathroom fitted with a white suite comprising panelled bath with shower over on riser and glazed screen, pedestal sink and close coupled toilet. Fully tiled with border tile and opaque window.
- Pretty front garden mainly laid to lawn with shrub borders, low retaining wall, hedged boundaries and pathway leading to the front door. Residential parking and single garage in nearby block.



- Low maintenance rear garden mainly laid to lawn with terrace, fenced boundaries, pretty maple tree, garden shed and gate leading to the rear access pathway and bin storage area.
- Services: All mains services. Gas central heating. Double glazed windows. A voluntary contribution of \$60 per annum is paid towards the maintenance of the road. Communal access and right of way over the road, pathway behind the houses and pathway behind the garages.
- Council Tax Band: C - Tonbridge & Malling Borough Council
- EPC: C

Situation

The property is located in a small residential no through road, situated off the Hadlow Road, providing a good range of local amenities close to local bus services and networks. The property is also in a great location for the local schools, a short walk from the retail park, the high street and main line station. Tonbridge town offers comprehensive shopping, educational and recreational facilities, and mainline station to London (London Bridge/Cannon Street/Charing Cross). The M20 and M25 Motorways are accessed via the A26 and A21. The area is well served by primary and secondary schools in both the state and private sectors and colleges. Leisure facilities in the area include Poult Wood Golf Club and the Angel Leisure Centre in Tonbridge. The nearby village of Hadlow is situated within a conservation area, surrounded by countryside and with many buildings of interest including the historic St Mary's church and the Hadlow Folly.



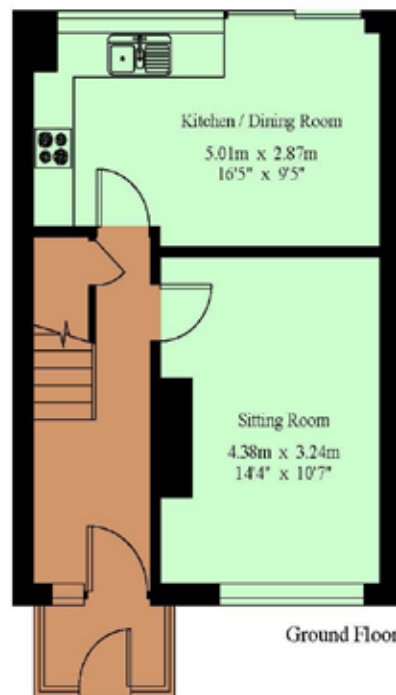
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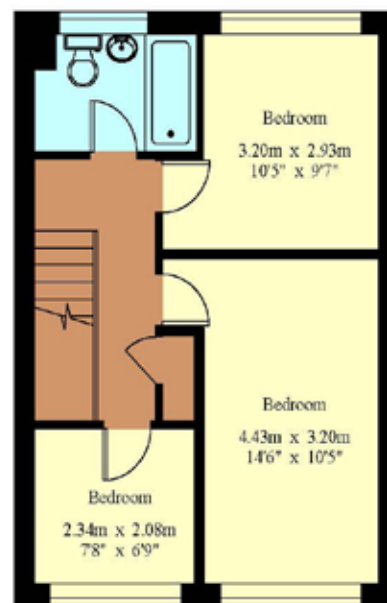
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41 Garden Road

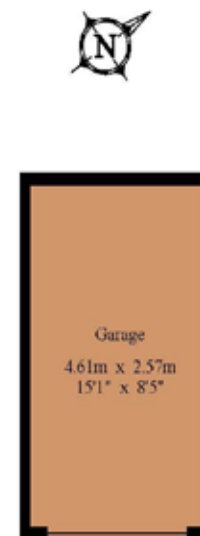
Gross Internal Area : 89.8 sq.m (966 sq.ft.)
(Including Garage)



Ground Floor



First Floor



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