



**Deakin Leas, Tonbridge, Kent, TN9 2JT**

**Price Range £750,000 Freehold**

- PRICE RANGE £750,000 - £775,000
- Five bedroom detached family home
- Excellent location for Schools and London Commuters
- Stunning 'Open plan' Living
- Composite worktops in kitchen
- Large Conservatory
- Five good sized bedrooms
- Ensuite to master bedroom.
- Large secluded level rear garden
- Off road parking for a minimum of 3 cars

**\*PRICE RANGE £750,000 - £775,000\*\*LOCATION LOCATION**

**LOCATION\* \*A HIDDEN GEM\*** A fantastic opportunity to purchase a well loved, beautifully presented, well proportioned 5 bedroom detached family home, situated in an extremely popular residential area of Tonbridge. This delightful property sits tucked away discreetly at the top of a cul-de-sac in a very popular area for well respected Junior, Comprehensive, Grammar and Private Schools. It serves London commuters well as the railway station is a short walk from the property. The accommodation is spread over two floors comprising a stunning 'open plan' kitchen/living/dining, a cloak room, a large conservatory and an additional bedroom/reception on the ground floor with an additional four double bedrooms, a family bathroom and an ensuite on the first floor. There is a large driveway with off road parking for a minimum of 3 cars. To the rear there is a large secluded south facing garden mainly laid to lawn with a good sized patio. EPC : C

## Viewing Information

To view this property please call Jenny Ireland at Mother Goose Estate Agents.

## Location

Tonbridge is a thriving market town which boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century abutting Tonbridge Park, offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway etc. Tonbridge town is within walking distance and offers an excellent range of High Street stores. The mainline station is also within walking distance and provides fast commuter links into London with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers first rate primary and secondary schools (including Grammar and Private Schools) many of which consistently score highly in the league tables. There are many beautiful walks close-by for dog lovers or rambles.



## Ground Floor

### General Description

This delightful detached property is tucked away discreetly at the top of a cul-de-sac in one of the most sought after roads in South Tonbridge. The large wide block brick driveway meanders to the front door. Upon entry there is a very comfortable, contemporary flow into a well lit stunning large 'open plan' living area which would be the envy of most home owners. The beautifully presented and arranged kitchen boasts white sparkling 'composite' work tops housing a host of superior appliances to include the large range cooker with a generous hob and two ovens below. Generous seating in place to create a contemporary and social space while entertaining. The contemporary flow continues into the large well lit Conservatory with access to the rear garden. The space upstairs is generous with two bathrooms and four bedrooms. This is certainly a fabulous family home and early viewing would be strongly advisable.

### Hallway

Stairs to first floor. Large built-in cupboards with plumbing for washing machine and space for a tumble dryer. Radiator.

### Cloak Room

Window to front. Fully integrated contemporary style sink unit with rolling work top above and a built-in vanity units below. WC to match. hanging space for coats. Radiator.



## Bedroom 5 /Reception 3

Window to front. Radiator.

### 'Open' plan Kitchen

Windows to front. White composite worktop housing a one and a half bowl ceramic sink. Integrated dish washer. Large attractive stainless steel Range Cooker with two ovens below and extractor fan above. Space for fridge freezer. Breakfast counter with space for 3 stools overlooking the continuous 'open' plan family area which leads into the large conservatory. Attractive range of eye level and base soft close units and drawers.

### Large Family/Dining Area

Wood effect flooring throughout. Open plan space ideal for families. Space for a large dining table. Bifold doors through to the conservatory. Covered radiators. Space for a sofa and chairs extended further to an additional snug area with additional seating. Fully glazed patio doors to the rear garden.

### Conservatory

Glass surround with a vaulted ceiling. Doors out to rear garden.

### First Floor

### Landing

Loft hatch. Part boarded. Insulated.



## Master Bedroom

Window to front. Triple mirror fronted fitted wardrobes. Radiator. Door to ensuite.

## Ensuite Shower Room

Window to front. Partially integrated washbasin with roll top surface above and a built-in vanity unit below. Corner fully tiled shower cubicle with wall mounted gravity shower unit.  
WC to match. Wall mounted chrome ladder style radiator.

## Bedroom Two

Window to rear. Radiator.

## Bedroom Three

L - shaped room with window to front. Radiator.

## Bedroom Four/study

Window to rear. Radiator.

## Family Bathroom

Window to rear. Fully tiled. Partially integrated contemporary sink unit with built-in vanity units below. WC with concealed flush. Bath with partial glass screen. Wall mounted gravity shower unit. Wall mounted chrome ladder style radiator.

## Outside

### Front Garden

Large block brick driveway with space for a minimum of 3 cars. Dual gated access to the front.

### Rear Garden

Large private rear garden mainly laid to grass, with a wood fence panel surround. Steps up to large paved patio area with ample space for entertaining. Space and plumbing for a hot tub. Large shed to the rear. Dual gated access to the front.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

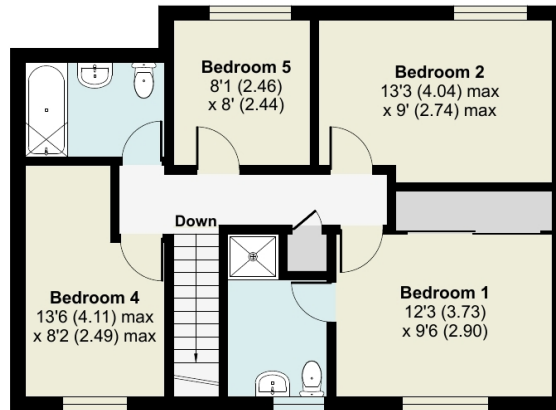




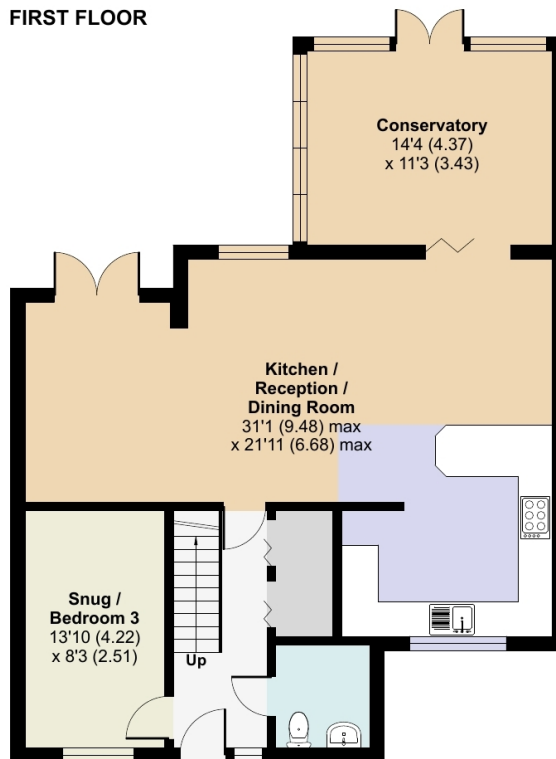
## Deakin Leas, Tonbridge, TN9

Approximate Area = 1617 sq ft / 150.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Mother Goose Estate Agency Ltd. REF: 1064728