

**Sold STC**



**32 Colin Blythe Road, Tonbridge, Kent, TN10 4LB**

**PRICE RANGE £775,000 Freehold**

- TOTAL SQUARE FEET: 1863 TOTAL SQUARE METRES : 173.1
- PRICE RANGE £775,000 - £795,000
- A THREE DOUBLE BEDROOM DETACHED CHALET BUNGALOW
- THREE LUXURIOUS BATHROOMS
- RECENTLY EXTENDED AND RENOVATED TO AN EXCEPTIONALLY HIGH STANDARD
- GRANITE WORK TOPS
- SUPERB OPEN PLAN KITCHEN/BREAKFAST ROOM WITH CENTRAL ISLAND
- RECENTLY LANDSCAPED REAR GARDEN WITH LARGE PATIO FOR ENTERTAINING
- WALKING DISTANCE TO THE WELL RESPECTED 'WOODLANDS PRIMARY SCHOOL'
- WALKING DISTANCE TO LOCAL SHOPS AND AMENITIES

Price Range £775,000 to £795,000. SIMPLY STUNNING A three double bedroom detached chalet bungalow , recently renovated and extended to create a superb family home to be envied by all. It is situated in a very desirable residential area within walking distance of the very well respected and popular 'WOODLANDS PRIMARY SCHOOL' This property exudes style and decadence throughout decorated tastefully with grey/white tones to create a contemporary theme with new carpets and flooring throughout. There is a very large open plan kitchen/breakfast room, dining area, cloakroom, large living room and double bedroom with ensuite on the ground floor with a further two double bedrooms (both with ensuite bathrooms) on the first floor. There is a large, recently landscaped and levelled rear garden which envelopes itself comfortably around this beautiful property, ideal for families. A large driveway offers off road parking for at least 3 cars. EARLY VIEWING IS ESSENTIAL! EPC : C

## Viewing Information

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

## Location

The beautiful historic castle ruins situated in the centre of Tonbridge high street dominate the setting close to the banks of the river Medway. Tonbridge recreational park is a popular attraction for families offering a part covered swimming pool, tennis courts and a miniature railway. There is an excellent range of retail outlets, restaurants and local amenities in the area. Tonbridge station is a short drive from the property with excellent links to all the MLS (approx 40mins). Tonbridge is extremely popular for their first rate primary and secondary schools (both Grammar and Public Schools). The extremely popular and well acclaimed Woodlands primary school is within walking distance of this property. There is a selection of local shops and amenities within a short walk of this property.



## General Description

This stunning detached property sits proudly in a very popular residential area of Tonbridge. The current owners have extended this property and renovated it throughout and have been very successful in creating a very large, stunning family home which oozes style and elegance displayed in their choice of sophisticated grey/white tones and high quality furnishings and finishes. The decadent and stylish theme is present in every room and as you enter into the beautifully arranged open plan kitchen/breakfast room with the large central island. The space is almost breath taking, combined with the splendour of granite worktops and bifold doors which open out onto the delightful rear garden which merges comfortably into this beautifully designed open plan space. The luxurious theme and flow continue to the first level where there is a galleried landing area with access to all rooms. This property has to be seen to be appreciated for its sheer luxury so early viewing is essential!

## Ground Floor

### Hallway

Radiator with attractive cover. Stairs to first floor. Understairs storage.

### Living Room

Large square bay window to front. Additional window to front. Two large radiators.



## Kitchen/Breakfast Room

Luxury vinyl flooring. A bespoke 'Wrens' Kitchen which creates a large sophisticated and well equipped space to include an integrated dishwasher, washing machine, fridge freezer and two single electric ovens with a 5 ring gas hob and electric extractor above. A tasteful marble effect granite work top housing a one and a half bowl sink with mixer taps. In addition a large granite back plate adjacent to the gas hob. Space for tumble dryer. Bin storage pull out with soft closing feature. A drinks open display shelving unit. An additional wall mounted open display cocktail glass shelving unit. Under unit soft lighting. Attractive suspended lighting above central island. Breakfast area with space for a number of high stools. Open plan to dining room. Radiator with attractive cover.

## Dining Room

Luxury vinyl flooring. Bifold doors overlooking rear garden. Radiator with attractive cover.

## Cloak Room

Window to rear. Fully integrated washbasin with built-in cupboards below. WC to match. Radiator with attractive cover.

## Bedroom Two

Large square bay to front. Radiator.



## Ensuite shower room

Luxury vinyl flooring. Window to side. Large double shower cubicle, fully tiled with gravity shower unit and fully glazed panel surround. Fully integrated sink with fitted cupboards below. WC to match. Tall wall mounted chrome ladder style radiator.

## First Floor

### Galleried Landing

Overlooking hallway below. Feature light fitting.

### Master Bedroom

Window to rear. Eaves storage. Wall mounted air conditioning unit. Radiator. Door to ensuite.

### Ensuite Bathroom

Window to rear. Marble design tiled flooring. Three piece bathroom suite comprising a large bath with wall mounted gravity 'rain' shower unit and glass screen. Fully integrated wash basin with built-in units below and a wall mounted electric 'light up' mirror above. WC to match. Wall mounted ladder style chrome radiator.

### Bedroom Three

Window to rear. Radiator. Eaves storage. Door to ensuite shower room.



## Ensuite Shower Room

Marble effect tiled flooring. Corner full glazed and fully tiled shower cubicle with wall mounted gravity 'rain' shower unit. Fully integrated sink with built-in cupboards below and WC to match. Wall mounted ladder style chrome radiator.

## Outside

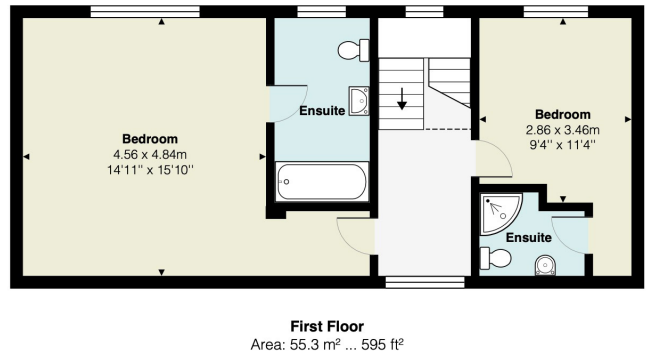
### Front Garden

Large driveway with space for at least 3 cars. Gated access to rear garden.

### Rear Garden

Recently paved patio area which covers the width of the property and beyond. low brick wall housing a display of small shrubs and plants with steps up to large lawn with well established flower borders housing a variety of trees and shrubs. Large concrete plinth to the rear with an option to position a shed or summer house. An additional free standing concrete raised seating area to the rear of the garden. Tall wood fence panel surround. Gated access to the front. Outside lighting to flower beds, patio and pathways. Discreet area to the side ideal for a BBQ. Outside tap.





**32 Colin Blythe Road, Tonbridge TN10 4LB**

Total Area: 173.1 m<sup>2</sup> ... 1863 ft<sup>2</sup>

All measurements are approximate and for display purposes only