

JohnKingston

an estate agent since 1975

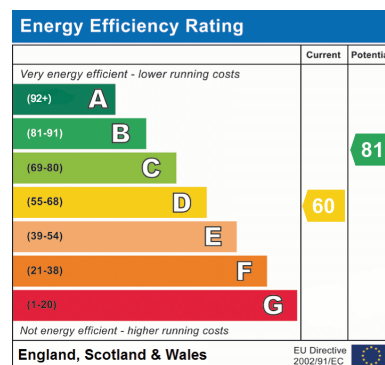
3b Dorset Street
Sevenoaks
Kent TN13 1LL

Tel: 01732 450050
Fax: 01732 450050

Email: sales@johnkingston.co.uk
Web: www.johnkingston.co.uk



TOTAL APPROX FLOOR AREA 1446.99 SQ.FT. (134.43 SQ. M.)
For Identification Purposes Only.



32 HADLOW ROAD, TONBRIDGE, KENT TN9 1NY

On the market for the first time since 1998, having been remodeled and refurbished to a high standard in 2019, is this considerably spacious four bedroom, three bathroom Victorian terraced home with rear garden and front garden which is currently used to park two vehicles. The property offers contemporary modern day family living with chic design blended with practical specification. The kitchen boasts state of the art integrated appliances, quartz counter tops and the living areas are bathed in natural light with modern lighting fixtures. Each bathroom is a retreat of it owns with spa like features including rain showers.

Four bedrooms, one with En Suite Shower Room ■ Kitchen/Dining Room with integrated appliances ■ Lounge ■ Utility ■ Dressing Room ■ Smart Heating System ■ Under floor heating ■ Roof replaced in 2019 ■ Rear Garden ■ Study Area

PRICE: GUIDE PRICE £600,000 FREEHOLD



John Kingston Estate Agents give notice for themselves and for the vendors whose agents they are that: (1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. It should not be assumed that the property has all necessary planning, building regulation or other consents and no services, equipment or facilities have been tested. Purchasers must satisfy themselves by inspection or otherwise.

SITUATION

Tonbridge is a thriving market town, the property lies on the North side and is within easy reach of excellent schools and a college. The town centre has a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park.

The town offers an excellent range of retail and leisure activities with High Street stores, banks and building societies, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes). The town of Sevenoaks (7 miles) is within a short drive. Access onto the A21/M25/M20/M2/A2 is nearby and provides a comprehensive road network with easy access to Heathrow and Gatwick airports, the Dartford Tunnel, Ebbsfleet International train station and the coast.

DIRECTIONS

On leaving Sevenoaks, proceed southwards on the B245 and proceed into Hildenborough. Continue towards Tonbridge and at the traffic lights take a left into Bordyke A227. Proceed for just under half a mile and number 32 can be found on your right hand side before the traffic lights.

GROUND FLOOR

ENTRANCE HALL



UPVC double glazed sash window to front, tiled floor, door to cloakroom, double glass doors to study area, under floor heating.

CLOAKROOM

5' 2" x 3' 8" (1.57m x 1.12m) Tiled floor, part tiled walls, traditional high level W.C., Victorian style wash hand basin on chrome stand, cupboard housing electric and gas meters, under floor heating.

STUDY AREA

Double glass doors to lounge, stairs with inset LED wall lighting to first floor, door to under stairs cupboard/utility area, under floor heating.

UNDERSTAIRS CUPBOARD

6' 9" x 3' 5" (2.06m x 1.04m) Power and light, plumbing for washing machine, under floor heating controls.

LOUNGE



15' 6" x 11' 10" (4.72m x 3.61m) Solid Oak wood flooring, under floor heating, feature fireplace with built in storage cupboards either side, open to kitchen/dining area.

KITCHEN/DINING ROOM



14' 1" x 11' 12" (4.29m x 3.63m) Double glazed patio doors to rear garden, sail shaped roof light, high gloss white base units and drawers with quartz worktop over, integrated fridge freezer, integrated microwave oven, electric oven, induction electric hob. Kitchen island with quartz worktop over, black ceramic 1 ½ bowl single drainer sink unit with hot water tap, integrated dishwasher, integrated bin storage, drawers. Dining area has a built in bench seat along the wall.

FIRST FLOOR

LANDING

Doors to bedrooms, shower room, stairs with inset LED wall lighting to second floor.

BEDROOM 1



12' 6" x 5' 8" (3.81m x 1.73m) UPVC double glazed sash window to front, radiator, door to walk in wardrobe.

WALK IN WARDROBE

4' 2" x 3' 3" (1.27m x 0.99m) Built in shelving units and storage.

SHOWER ROOM

5' 5" x 4' 6" (1.65m x 1.37m) Large walk in shower cubicle with rainfall shower over and hand held attachment, concealed cistern W.C., floating wash hand basin, LED mirror with shaver socket, extractor fan.

MASTER BEDROOM



11' 9" x 9' 5" (3.58m x 2.87m) UPVC double glazed window to rear, doors to ensuite shower room and wardrobe, radiator, down lighting.

ENSUITE SHOWER

6' 1" x 5' 11" (1.85m x 1.80m) Walk in shower cubicle with rainfall shower and hand held attachment, wash hand basin set into vanity unit, concealed cistern W.C., heated towel rail, tiled floor, LED mirror, 2 shavers sockets.

DRESSING ROOM

8' 1" x 5' 11" (2.46m x 1.80m) Fitted with cupboards and shelving.

SECOND FLOOR

LANDING

Doors to bedrooms, airing cupboard, bathroom, door and stairs with LED inset lighting to third floor.

AIRING CUPBOARD

5' 7" x 4' 5" (1.70m x 1.35m) Walk in airing cupboard, hot water cylinder.

BATHROOM



13' 5" x 5' 9" (4.09m x 1.75m) White suite comprising bath with smart tap, shower cubicle with rainfall shower head and hand held attachment, concealed cistern W.C.,

pedestal wash hand basin, LED mirror, UPVC double glazed sash window to front, Velux window, solid Oak flooring, door to cupboard housing Worcester Bosch boiler.

BEDROOM 3



11' 9" x 7' 9" (3.58m x 2.36m) UPVC double glazed sash window to rear, fitted wardrobes, ceiling lights, radiator.

BEDROOM 4

9' 9" x 7' 6" (2.97m x 2.29m) UPVC double glazed sash window to rear, fitted wardrobes, ceiling lights, radiator.

THIRD FLOOR

OFFICE/BEDROOM 5

14' 6" x 11' 11" (4.42m x 3.63m) Staircase lights, Velux window to rear, radiator.

OUTSIDE

FRONT GARDEN

Grass Crete with a resin footpath to front door, currently used to park 2 vehicles.

REAR GARDEN



Decking area with solid sail shaped canopy leading to lawn area, garden shed.

Council Tax: Band D approx. £2,144.41 (2023/24)

Disclosure: A member of staff within John Kingston is related to the owner of the property.