



21 Old Hadlow Road, Tonbridge

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

21 Old Hadlow Road Tonbridge TN10 4EY

An attached four bedroom family home set in a sought-after location close to local amenities

Tonbridge and station 1.6 miles (London Cannon Street 43 minutes, London Charing Cross 48 minutes), Hadlow 2.2 miles, Royal Tunbridge Wells 6.5 miles, Sevenoaks 7.5 miles, A21 (Tonbridge Bypass) 2.8 miles, London Gatwick Airport 31.0 miles, central London 45.7 miles

Storm porch | Reception hall | Drawing/sitting room | Family room | Office | Kitchen/dining room | Utility room | Cloakroom | 4 Bedrooms 2 Family bathrooms | Garden | EPC rating C

The property

21 Old Hadlow Road is an attractive part-tile hung family home offering light-filled flexible accommodation arranged over two floors. Configured to provide an ideal family and entertaining space and featuring a wealth of wooden flooring throughout, the ground floor accommodation flows from a welcoming part-panelled reception hall with useful storage and cloakroom. It briefly comprises a large 27 ft. drawing/sitting room with front aspect bay window, bespoke storage and feature fireplace with woodburning stove, a fitted utility room with doors to a well-proportioned office together with a generous family room. This opens into an extensive Burnhill kitchen/dining room with a range of wall and base units including a breakfast bar, modern integrated appliances and space for a good-sized table, a large sky lantern and French doors to the rear terrace flooding the area with natural light.

On the first floor the property offers a generous front aspect principal bedroom, three further well-proportioned bedrooms, a contemporary family shower room and a modern family bathroom.

Outside

Set behind mature hedging and having plenty of kerb appeal, the property is approached over a tarmac driveway offering private parking and giving access to the integral garage. The well-maintained garden is laid mainly to level lawn bordered by well-stocked flower and shrub beds and features a bark-chipped children's play area bordered by a paved terrace and a spacious paved terrace off the kitchen/dining room, ideal for entertaining and al fresco dining.

Location

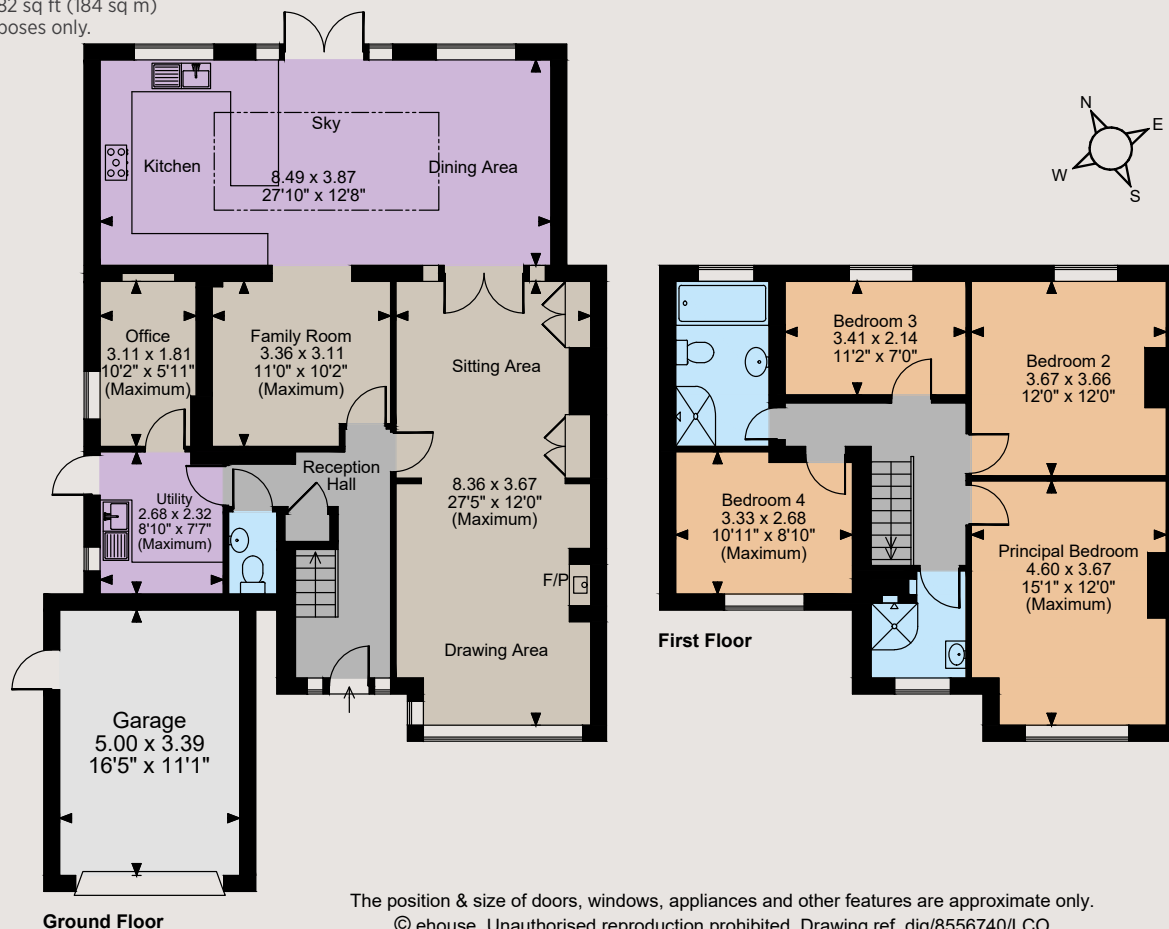
Located in the much sought-after Old Hadlow Road, the property is conveniently located for Tonbridge town centre and train station. The market town of Tonbridge offers an excellent range of retail and leisure activities with many high street and independent stores together with banks and building societies, a selection of coffee shops, restaurants and public houses. Tonbridge offers excellent leisure and recreational facilities including sporting clubs, a leisure centre and Tonbridge Park which offers covered and open air swimming pools, tennis courts, children's play areas, a miniature railway and putting green. Communication links are excellent: trains from Tonbridge station offer excellent and speedy connections to London and the property also enjoys excellent links to the motorway network via the A21 linking to the M25 and M26.

The area offers a good selection of state primary and secondary schooling including The Judd School and Tonbridge Grammar School (both rated Outstanding by Ofsted) as well as a wide range of independent schools including Tonbridge, Hilden Oaks, Hilden Grange, Somerhill and Sackville.





Floorplans
Old Hadlow Road, Tonbridge
Main House internal area 1,800 sq ft (167 sq m)
Garage internal area 182 sq ft (17 sq m)
Total internal area 1,982 sq ft (184 sq m)
For identification purposes only.



Directions

From Strutt & Parker's Sevenoaks office follow High Street (A225) for 2.2 miles, merge onto London Road (B245) and follow this road for 3.7 miles. Turn left onto Dry Hill Park Road, at the roundabout continue straight onto Yardley Park Road, then turn left onto Hadlow Road (A26). Turn right onto Old Hadlow Road and after 0.2 mile the property can be found on the left.

General

Local Authority: Tonbridge & Malling

Services: All mains including gas

Council Tax: Band E

Tenure: Freehold

Guide Price: £945,000

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW

01732 459900

sevenoaks@struttandparker.com

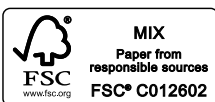
struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2023. Particulars prepared January 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

