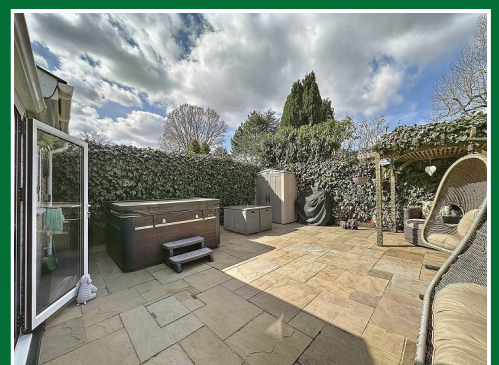




199 Hadlow Road, Tonbridge, Kent. TN10 4LP

Guide Price **£725,000**



- Semi detached home
- Four bedrooms
- Extensively improved by current owners
- Off road parking for multiple cars
- Low maintenance rear garden

**C.R. CHILD**  
EST. 1929 & PARTNERS. ESTATE AGENTS



In Tonbridge lies a treasure trove of historical and recreational delights. Here, a majestic Motte and Bailey Norman castle, erected in the 13th century, graces the banks of the river Medway. Adjacent to the castle, Tonbridge Park beckons with its array of amenities, from covered and open-air swimming pools to tennis courts, childrens play areas, and even a charming miniature railway and putting greens. In the town itself, a bustling High Street awaits, lined with an eclectic mix of retail outlets, complemented by a selection of banks, building societies, cosy cafes, and inviting eateries. Commuting to London is a breeze, thanks to the efficient mainline station whisking passengers to Cannon Street, London Bridge or Charing Cross in just around 40 minutes. Easy access to the M20 and M25 motorways via the nearby A26 and A21 further enhances connectivity. Education flourishes here, with institutions spanning from Nursery to College, including esteemed Grammar and Private schools such as the renowned Tonbridge School. Surrounding the town, a tapestry of historical landmarks awaits exploration, including Penshurst Place and Gardens, Hever Castle, Knole House, and Chartwell, the former residence of Sir Winston Churchill. Tonbridge is truly a gem, blending heritage, convenience, and cultural richness in perfect harmony.

A four bedroom semi detached home which has been extensively improved by the current owners. The property comprises of a spacious entrance hall, open plan living room/dining room, kitchen, WC and study to the ground floor, two double bedrooms both enjoying en-suites, bathroom and further double bedroom to the first floor with the top flooring comprising of a large double bedroom as well as access to a good sized loft storage space. The property has the added benefit of parking to the front for multiple cars, garage and a low maintenance rear garden. An early viewing is highly recommended.

## GROUND FLOOR

### PORCH

with UPVC windows and double glazed front door, composite glazed front door leading into

### ENTRANCE HALLWAY

with natural stone flooring, radiator, understairs storage area

### OPEN PLAN LIVING/DINING ROOM

comprising of

#### LIVING ROOM

with walnut flooring, radiator, understairs storage cupboard with shelving, opening into

#### DINING ROOM

with tiled flooring, radiator, feature UPVC double glazed bi fold doors leading onto rear garden, radiator

#### KITCHEN

with modern tiled flooring, a selection of high and low level kitchen cabinets, laminate worktops, localised tiling, integrated fridge freezer, double fan assisted oven, five ring Neff hob with extractor fan over and pan drawers under, space and plumbing for washing machine, high level cabinet with space for microwave, UPVC double glazed window overlooking rear garden, one and half bowl stainless steel sink, integrated dishwasher, UPVC double glazed door leading to side

#### STUDY

with walnut flooring, UPVC double glazed bay windows, radiator

#### WC

with natural stone flooring, WC, hand basin with mixer taps over, radiator

## FIRST FLOOR

### LANDING

with radiator, storage cupboard with shelving

### BEDROOM

with UPVC double glazed window overlooking front, two radiators

### EN-SUITE

with modern tiled floor to ceiling, WC, hand basin with mixer taps over incorporated in modern white gloss storage cabinet, stainless steel towel radiator, corner shower cubicle with rainfall shower and separate hand attachment, Velux window, eaves storage cupboard

### BEDROOM

with UPVC double glazed windows overlooking rear garden, radiator, two built in double wardrobes with hanging rails and shelving

### EN-SUITE

with modern tiled floor to ceiling, WC, hand basin with mixer taps over, mirrored corner storage cabinet, stainless steel towel radiator, walk in shower cubicle with rainfall shower over with separate hand attachment

### BEDROOM

with wood effect flooring, UPVC double glazed windows overlooking front, radiator

### BATHROOM

with modern tiling floor to ceiling, WC, hand basin with mixer taps over and modern gloss storage cupboard under, stainless steel towel radiator, bath with mixer taps over, tiled front, glass shower screen and rainfall shower with separate hand attachment



## SECOND FLOOR

### LANDING

with door accessing loft storage space, cupboard with shelving

### BEDROOM

with wood effect laminate flooring, UPVC double glazed windows overlooking front and rear, two radiators, loft hatch accessing partially boarded loft

### OUTSIDE

The property enjoys a low maintenance landscaped garden being laid to patio with pergola offering a seating area as well as space and electrics for hot tub and space for a storage shed. A path to the side allows access to the garage with gate leading onto front. At the front the property enjoys parking for multiple cars.

### AGENTS NOTE

Under the 1979 Estate agency act, we declare that the owners of this property are a relative of an employee of C R Child & Partners

**Tenure** - Freehold

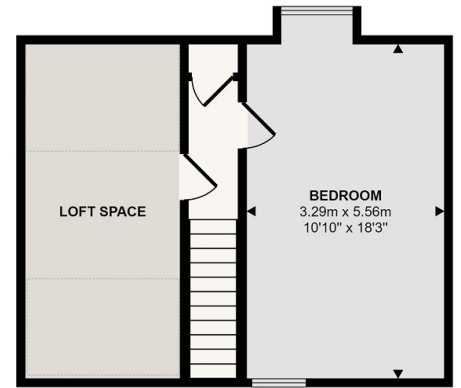
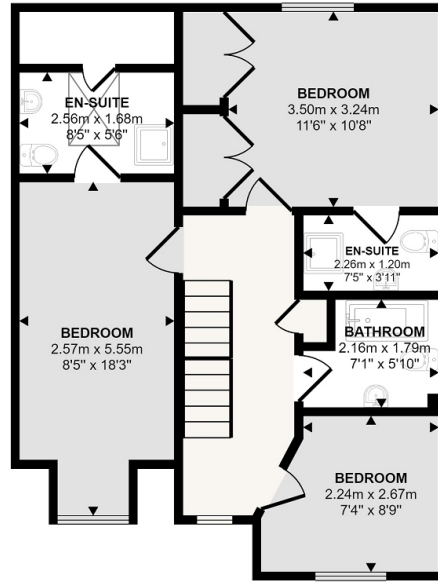
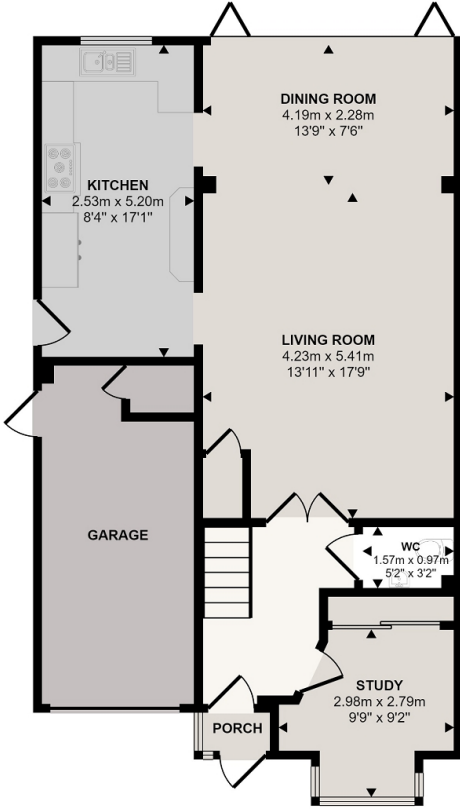
**Council tax** - Band F

**Local Authority** - Tonbridge & Malling Borough Council





Approx Gross Internal Area  
178 sq m / 1921 sq ft



Ground Floor  
Approx 80 sq m / 857 sq ft

First Floor  
Approx 60 sq m / 645 sq ft

Second Floor  
Approx 39 sq m / 418 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.