

HADLOW ROAD  
TONBRIDGE - £895,000



# 36 Hadlow Road

Tonbridge, Kent, TN9 1NZ

**Entrance Hall - Lounge - Dining Room/Family Room - Cloakroom - Kitchen -  
Office - Snug - Utility - Four Bedrooms - Bathroom -  
En-Suite - Driveway - Front and Rear Gardens**

Situated in the town centre and within walking distance of the shops, amenities, well regarded schools and transport links is this detached period family home offering versatile accommodation which can be adapted as the family grows and changes.

The accommodation on the ground floor at the rear is in the form of a U-shape and has a large dining room which will be the centre of family life also featuring an open fireplace and with double doors onto the decked area of the garden. The kitchen leads off from here which is fitted with a range of cupboards and has space for a Range cooker as well as all the usual appliances and has a vaulted ceiling with Velux windows. The other side of the U is a large reception room which also has doors to the garden and could be utilised as a playroom, study, or further bedroom. There is also a reception room at the front of the house which is currently a snug but could be a bedroom or study. A cloakroom leads off from this room and has the space for a shower if desired. A living room with open fireplace and bay window completes the accommodation on this floor.

The first floor offers a large principle bedroom with an ensuite shower room with the space offering the option for the easy creation of a further stand alone bedroom on this floor (SSTP and plans are available which have been drafted by the current owner). There are two further bedrooms which are both of a good size as well as a family bathroom with sunken bath with separate shower over. Externally the front has ample parking for several vehicles and the rear offers a Mediterranean style garden with a decked area with mature tree growing in the centre offering a shady spot in the summer as well as good size level lawn, privacy offered by mature shrubs and hedging and a brick-built storage cupboard.

We have no hesitation in recommending a viewing to fully appreciate the scope and further potential this fantastic property has to offer to any growing family.

Wooden front door with glazed panel inset.



**ENTRANCE HALL:**

Stairs to first floor, wooden floor, concealed sliding doors open to study/bedroom, large under stairs cupboard, ceiling spotlights.

**SNUG:**

Front aspect sash window with plantation shutters, radiator, phone point, wooden floor, ceiling spotlights, ceiling lantern.

**CLOAKROOM:**

Large storage cupboard which could be turned into shower, wc with concealed cistern and built in shelving, wall mounted basin with mixer tap, tiled floor.

**DINING/FAMILY ROOM:**

Rear aspect double glazed window, two side aspect double glazed windows, double glazed door to garden, open fireplace with wooden mantle and tiled hearth, four radiators, ceiling spotlights, wooden floor, sliding door to lounge, further door to kitchen, large store cupboard with fitted shelving.

**LOUNGE:**

Front aspect wooden bay window with plantation shutters, radiator, wooden floor, open fireplace with wooden mantle and tiled hearth, built in bookcase to either side, TV point, picture rail.

**KITCHEN:**

Two side aspect double glazed windows, fitted floor cupboards and drawers with wooden butchers block work surface over, space for Range cooker with stainless steel cooker hood fitted above, large sink unit with mixer tap, four Velux windows, breakfast bar, tiled floor, heated towel rail, cupboard housing boiler, utility space with cupboards, shelving to work surface, ceiling spotlights.

**OFFICE:**

Rear aspect double glazed window, two double glazed doors to garden, vaulted ceiling with three Velux windows, tiled floor, built in cupboard with work surface and concealed computer screen.

**FIRST FLOOR LANDING:**

Ceiling spotlights, door to:

**BEDROOM:**

Front aspect wooden bay window with plantation shutters, sash window to rear, built in cupboard under, range of built in wardrobes, radiator, en-suite.

**EN-SUITE:**

Shower room with double shower cubicle with waterfall head and the mostatic controls, wc with concealed cistern, basin set on vanity cupboard with mixer tap, tiled walls, ceiling spotlights, extractor, tiled floor.

**BEDROOM:**

Rear aspect sash window, radiator, picture rail.



**BEDROOM:**

Front aspect sash window, radiator.

**BATHROOM:**

Front and side aspect double glazed window, sunken bath with concealed filler, separate thermostatic shower over with waterfall head, tiled walls, basin set on vanity with cupboard under, wc, heated towel rail, tiled walls and floor, ceiling spotlights.

**OUTSIDE FRONT:**

Large brick built driveway with off road parking for three to four vehicles, mature hedging, raised flowerbed.

**OUTSIDE REAR:**

Southeast facing Mediterranean style garden with decked courtyard, mature tree, further area of lawn with mature hedging, flowerbeds and borders, side access, brick built store.

**TENURE:**

Freehold.

**COUNCIL TAX BAND:**

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**VIEWING:**

By appointment with Wood & Pilcher 01732 351135

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



38 High Street, Tonbridge,  
Kent, TN9 1EJ

**Tel: 01732 351135**

Email: [tonbridge@woodandpilcher.co.uk](mailto:tonbridge@woodandpilcher.co.uk)  
BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE  
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Approx. Gross Internal Area 1761 ft<sup>2</sup> ... 163.6 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.