



**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





# Flat 1, 40A Quarry Hill Road Tonbridge, TN9 2RS Guide: £270,000 Leasehold (Share of Freehold)

- \*Close to Tonbridge mainline station \*Offered with no onward chain
- \*Large duplex apartment
- \*Ground floor garden \*Spacious living/dining area
- \*Two large double bedrooms
- \*Large bathroom \*Separate utility/cloakroom \*Kitchen

## Description

Offered with no forward chain, this superbly presented and exceptionally spacious two bedroom first floor duplex apartment has the benefit of a private ground floor garden. The accommodation is set over two floors and is presented to a high specification and decorated in keeping with its period. Offering larger accommodation inside than many two bedroom houses, it is also located within a short walking distance of Tonbridge mainline station and High Street with its wide selection of shops, restaurants and other amenities.

## POINTS OF NOTE:-

- Main door to the ground floor opening to a carpeted staircase to the first floor landing.
- To this floor is a utility/cloakroom with base unit cupboard, washing machine to remain, modern white exposed brickwork, modern white wall hung w.c. and tiled floor.
- Hallway with oak flooring and entryphone system on wall door leading to:-
- Large bathroom with wall hung white w.c, large built in cabinet, exposed brickwork feature wall. White bath with tiled surround, shower over bath, modern white wall hung sink and light up mirror.
- Door leading to large living/dining area with one large bay window and another smaller window to the front, with space for dining table, oak flooring throughout, exposed brickwork to chimney breast, around the corner there is an opening to the:-
- Kitchen with oak flooring, ivory Shaker style wall and base units to one wall with wood block worktop, single Lamona oven, four ring Lamona gas hob and extractor fan, integrated Kenwood dishwasher, stainless steel sink and drainer. Window overlooking the rear garden. Also a back door leading to steps down to the garden (not suitable for children, or the elderly).
- From the hallway there is another flight of stairs leading to second floor with a half galleried landing, carpeted with window to the rear. Door leading to:-
- Bedroom two which is a large double room with built in wardrobes, built in drawers within chimney recess.



- There is an airing cupboard in the hallway housing a Valliant combi boiler.
- The master bedroom is of an exceptional size with windows to the front, built in wardrobes and a built in drawer unit in chimney recess.
- Outside to the rear of the property is the partially walled private garden area, with astro turf lawn and a cottage style feel, providing seclusion and ample space for table and chairs. Garden shed. There is rear access via neighbouring road.
- Viewings are recommended.
- Services & Charges: Share of Freehold.
- EPC:C

#### Tonbridge

Tonbridge is an attractive market and commuter town situated on the banks of the river Medway with Norman castle and riverside park. The town offers a good range of shops, supermarkets, restaurants, bars and cafes, leisure centres, a swimming pool and tennis courts. There are excellent primary and secondary schools locally in both state and private sectors including Weald of Kent and Judd grammar schools and Tonbridge School and the property is within walking distance of Tonbridge main line station providing services to Cannon Street/London Bridge/Charing Cross in about 40 minutes. The A21 and A26 linking to the M25 and M20 are easily accessible.

#### Directions

Passing Tonbridge station on your right, at the first roundabout take the second exit to Railway Approach at the next roundabout take the second exit onto Quarry Hill Road where the property will be found on the left hand side.

#### Viewing

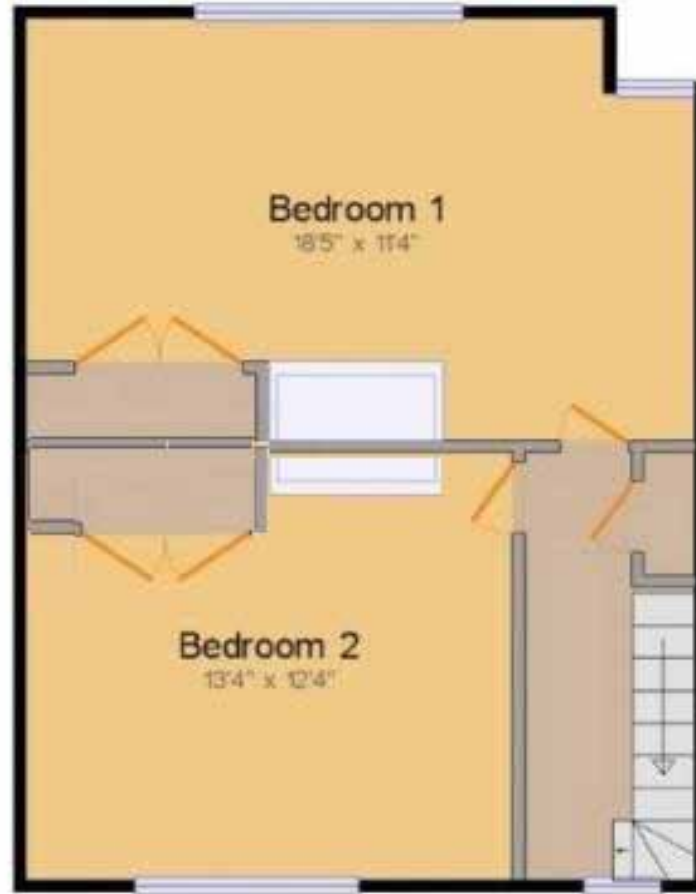
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