

8 Royal Avenue, Tonbridge





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Perfectly Located 3-Bedroom Family Home

Accommodation Summary

- Semi-detached house
 - 3 bedrooms
 - Living room
 - Dining room
 - Stylish kitchen
 - Utility/cloakroom
- Study/family room/4th bedroom potential
 - Bathroom
- Garden with large terrace area
 - Off street parking



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Sit on a popular residential road this fantastic family home's block brick driveway sets it back from the street, providing off street parking for several cars.

A part glazed door opens into a useful porch with space for shoes.

On the left light pours into the bright living room through its front aspect bay window which overlooks the driveway. It is a welcoming space with an opening in the chimney breast and plenty of room for sofas.

Behind is the spacious dining room with ample space for a table and chairs. French windows lead out onto the garden terrace and bring the outside in while the kitchen sits conveniently to the rear.

The kitchen is stylish and modern with plenty of cream cupboards contrasting beautifully with wooden worktops. Integrated appliances such as a Zanussi oven, AEG dishwasher and AEG fridge/freezer deliver wonderful cooking facilities with a sink under the window lets you watch the children play as you prepare dinner.

To the rear is a well fitted utility with cloakroom facilities.

A set of stairs lead you down to a family room which is currently used as a home office, but which would also make a perfect playroom or even a 4th bedroom. French doors open onto a decked terrace with beautiful views of the garden.

Returning to the hallway, the carpeted stairs take you up to the first-floor landing with the bathroom immediately on your right. It is fresh and modern with a shower over the bath and a rear aspect window bringing in lots of natural light.

The master bedroom, set to the front of the house, has fitted wardrobes and a large window.

There are there two further bedrooms on this floor, one a generous double with far reaching views.

Outside at the rear, a large sheltered block brick terrace is conveniently placed outside the kitchen and dining room to enjoy summer BBQs and evening entertainment. Steps lead down to a wide decked terrace and a long green lawn beyond which is safely enclosed on all sides making it secure for children and pets.

This substantial family home is only a short walk from local shops, sought after schools and excellent transport links making it ideal for a growing family. A must see!

Part opaque decorative glazed entrance door, which opens to:

Porch: front aspect double glazed window, space for shoes, tiled flooring and door opening into:





Entrance hall: with space for coats, radiator, wooden flooring and door opening into:

Living room: 14'2 x 13'7 front aspect double-glazed bay window, opening in chimney breast with slate hearth and painted wooden mantle, radiator and door opening into:

Dining room: 17'4 x 9'6 side aspect opaque double glazed window, rear aspect double glazed doors, wooden effect flooring, fitted cupboard, under stairs storage cupboard and opening into:

Kitchen: 10'7 x 8'11 side aspect double-glazed window and wooden effect flooring. The kitchen has plenty of wooden worktop space with a good selection of cream eye and base level units with wine rack. There is an integrated Zanussi electric oven, 4 ring Zanussi gas hob, stainless steel extractor fan, integrated AEG dishwasher, integrated AEG fridge/freezer, 1 ½ sink bowl with drainer and mixer tap over, tiled splash back and part glazed door into:

Rear hallway: high rear aspect double glazed window, radiator and door opening into:

Utility/Cloakroom: side aspect opaque double glazed window, low level WC, wooden effect flooring, fitted cupboard with shelf, heated towel rail, eye and base level units with wooden work surface, butler sink with mixer tap, and space and plumbing for washing machine.

Stairs down to lower ground level and door opening into:

Study/Bedroom 4: 12'4 x 8 side aspect double glazed window, rear aspect French doors opening onto decked terrace, wooden effect flooring and radiator.

Stairs up to first floor landing with side aspect double glazed window, ceiling loft access hatch and doors opening into:

Bedroom 1: 11'11 x 9'11 front aspect double-glazed window, fitted wardrobes with hanging rails and radiator.

Bedroom 2: 10'1 x 9'11 rear aspect double glazed window and radiator.

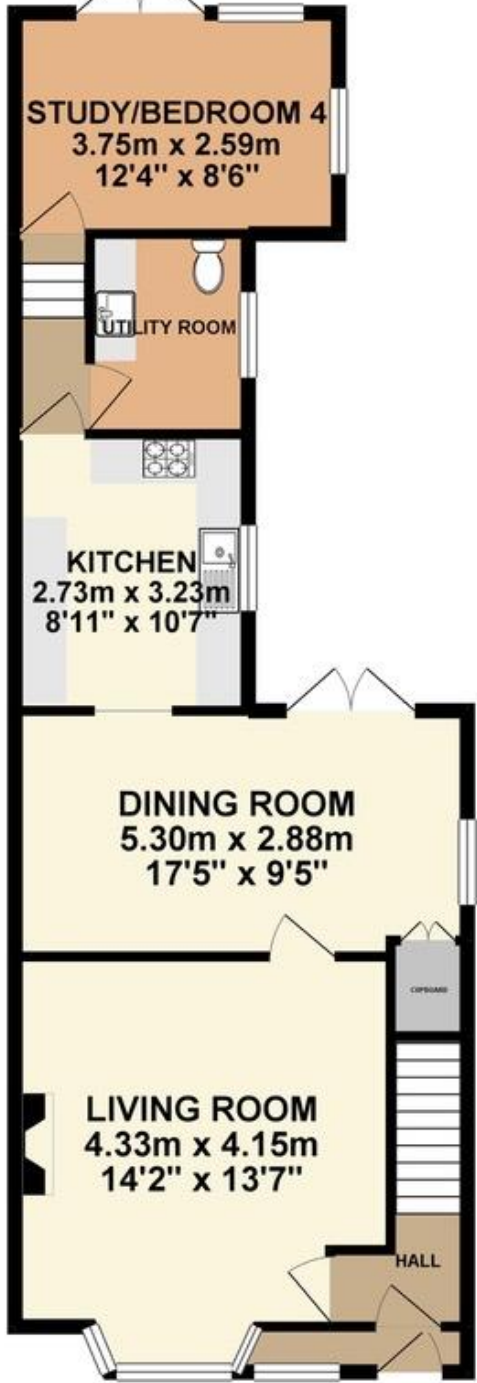
Bedroom 3: 8'8 x 7'2 front aspect double-glazed window and radiator.

Bathroom: rear aspect opaque double-glazed window, panel enclosed bath with mixer tap and wall mounted shower attachment, wall hung vanity unit with wash hand basin with mixer tap over and cupboard under, low level WC, part tiled walls, radiator and wooden effect flooring.

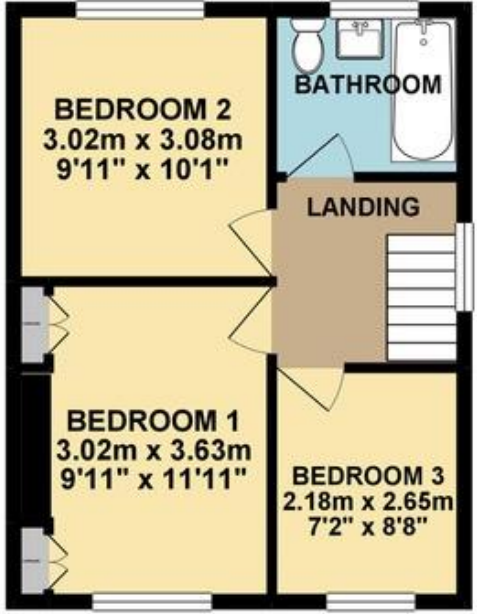
Outside: To the front of the property is a block brick off-road driveway with parking for several cars with side perimeter close boarded fencing with a stocked flower bed. Rear garden access can be gained at the right side via wooden gates. To the rear is a garden with a large block brick paved terrace behind the kitchen/dining room perfect for summer entertaining with steps down to a wide decked terrace and a long lawned garden with wooden shed at the rear for storage and some trees and hedging. All perimeters are enclosed by close boarded fencing.



GROUND FLOOR 63.9 sq. m.
(687.81 sq. ft.)





1ST FLOOR 35.5 sq. m.
(382.12 sq. ft.)



TOTAL FLOOR AREA : 99.40 sq. m. (1069.93 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



General:

Tenure: Freehold

Local authority: Tonbridge & Malling Borough Council

Council tax: Band D (£1,837.00)

EPC: D (63)

AREA INFORMATION: Tonbridge, on the River Medway, is 4 miles (6 km) north of Royal Tunbridge Wells, 8.6 miles (13.8 km) south of Sevenoaks, 12 miles (19 km) south west of Maidstone and 29 miles (47 km) south east of London. It is a picturesque town steeped in history with a 13th Century Castle and a wealth of shopping and recreational amenities and unrivalled schooling. With open countryside on its doorstep it delivers nature in abundance to be enjoyed either cycling, walking or spotting wildlife. For recreational activities, there is the Tonbridge School gym, with its impressive facilities and indoor swimming pool and the Angel Sports Centre and the public swimming pool both based in the centre of Tonbridge. Nizels Golf & Country Club is a short drive away. There are many highly regarded primary schools in the area such as Bishop Chavasse Primary School, Slade Primary School, Sussex Road County Primary School, Long Mead Community Primary School, Cage Green Primary School, Woodlands Junior and Infant Schools, Royal Rise Primary School (formerly St Stephen's Primary School) and St Margaret Clitherow R C Primary School. There are also independent preparatory schools such as The Schools at Somerhill, Hilden Oaks and Hilden Grange. The highly sought-after secondary level Tonbridge Girls Grammar School, Weald of Kent Girls Grammar and Judd Grammar for boys are in Tonbridge whilst the renowned Tonbridge School forms the north end of the town with Sevenoaks Schools within easy reach. There are excellent transport links with journeys from Tonbridge mainline train station taking you to central London in approximately 40 minutes. The nearby A21 links with the M25, other motorway networks, Gatwick and Heathrow Airports, and the Channel Tunnel Terminus.

