

# 115 Elmshurst Gardens, Tonbridge







# 115 Elmshurst Gardens, Tonbridge TN10 3RA

*Spacious Bright 4-Bedroom Family Home*

## Accommodation Summary

- Semi-detached house
  - 4 bedrooms
  - Living room
  - Study
- Stylish Kitchen/dining room
- Separate utility room
  - Family room
  - 2 Bathrooms
- Garden and off-street parking
  - Sought after location



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This fabulous semi-detached house, has been extended and renovated to deliver a luxury family lifestyle, that you could move straight in and enjoy.

It is set on a residential road, hugely popular with families and professionals alike, as it is in walking distance of excellent schools, local amenities and superb transport links.

A block brick driveway with a neat lawn to the side welcomes you up to a canopied porch.

On entering the home, first on the right is the living room, dappled in sun light from its large front aspect window. A real wood fireplace adds character and warmth to the room in the colder months, and there is plenty of room for family sofas.

Across the hallway is the home office which could easily be used as a playroom, should your family needs require it.

At the rear is the stunning kitchen/dining/family room whose large space is brightened by a four panel bifold door that brings garden views in.

Beautifully finished, its white cabinetry contrasts beautifully with its warm wooden counter tops and honey coloured tiled flooring. A substantial breakfast bar with seating for up to six bar stools naturally divides the cooking and eating areas with space for a large range oven with a Rangemaster extractor hood above adding to the bespoke design of the kitchen. Integrated appliances such as a dishwasher and full height fridge sit alongside large pan drawers and a pull-out bin. Opposite, with a glazed roof lantern above, there is plenty of room for a dining table and chairs while the spacious layout lets you chat to family and friends as you prepare the dinner. The family room that opens to the left also delights in garden views and a contemporary wood burning stove.

Off the kitchen is a large utility room which is well equipped with a fitted full height freezer, a further sink and counter top space that sits above cabinetry, with space for an appliance.

It opens into a modern shower room with cloakroom facilities, perfect for guests.

Returning to the hallway and climbing the stairs to the first floor, there is a wide landing which could easily accommodate stairs to a loft conversion, should you wish.

The master bedroom at the rear enjoys garden views, and there are three further bedrooms, two of which are generous doubles with fitted wardrobes.

Completing the floor is the family bathroom with a shower over its bath.

The landscaped garden offers privacy with treetops views and is beautifully presented making it perfect for summer entertaining whilst offering a picturesque view from the inside. It has been well designed with a variety of pretty planting dotted around its expanse of lawn and has a barked area for play equipment. A block brick pathway curves to the rear where there is a wooden shed, a bike shed and a gate that provides access into the woodland at the rear. A paved terrace that sits at the back of the house is perfect for extending the living area in the warmer months and the garden is safely enclosed on all sides for children and pets.

This bright, spacious, immaculate home is perfect for a growing family. A must see!





**Covered porch with paved step to entrance door, which opens to:**

**Entrance Hall:** engineered oak flooring, under stairs storage cupboard, radiator and doors opening into:

**Living Room:** 12'5 x 13'2 front aspect double glazed window with views of the front garden and driveway, fireplace with period cast iron insert and decorative painted mantelpiece and radiator.

**Study:** 8'2 x 10'8 front aspect double glazed window and radiator.

**Kitchen/Breakfast Room:** 18'4 x 11'11 space for large range oven, Rangemaster extractor hood, coloured glass splashback, fitted dishwasher, fitted full height fridge, 1 ½ sink with mixer tap and drainer and tiled flooring. The kitchen has plenty of wooden countertops and a good selection of eye and base level white units with kickboard lighting, wine rack, pull out bin, pan drawers, breakfast bar with space for up to 6 bar stools and opening into:

**Dining Room:** 12'5 x 10'8 rear aspect 4 panel bifold door, glazed ceiling lantern, engineered oak flooring, radiators and opening into:

**Family Room:** 14'1 x 10'8 rear aspect double glazed window, wood burning stove on slate hearth and radiator.

**Utility Room:** side aspect opaque double glazed window, stainless steel sink and drainer with mixer tap above, space and plumbing for a washing machine, fitted full height freezer, wall hung boiler, eye and base level

cupboards with wooden effect countertops, tiled flooring and door opening into:

**Shower Room:** low level WC, pedestal wash hand basin with mixer tap, heated towel rail, tiled flooring, wet room shower with rainwater shower head and hand held shower attachment.

**Stairs up to first floor landing with side aspect double glazed window, ceiling access hatch into boarded loft with drop down ladder, airing cupboard housing the water cylinder and doors opening into:**

**Bedroom 1:** 14'2 x 10'8 rear aspect double glazed windows with views of the rear garden and radiator.

**Bathroom:** front aspect double glazed opaque window, panel enclosed bath with wall mounted shower, hand held shower attachment and glass bath screen, pedestal wash hand basin with mixer tap, low level WC, heated towel rail, part tiled walls and tiled flooring.

**Bedroom 2:** 11'2 x 13'2 front aspect double glazed window, fitted wardrobes, fitted wall cupboards, storage cupboard, painted wooden flooring and radiator.

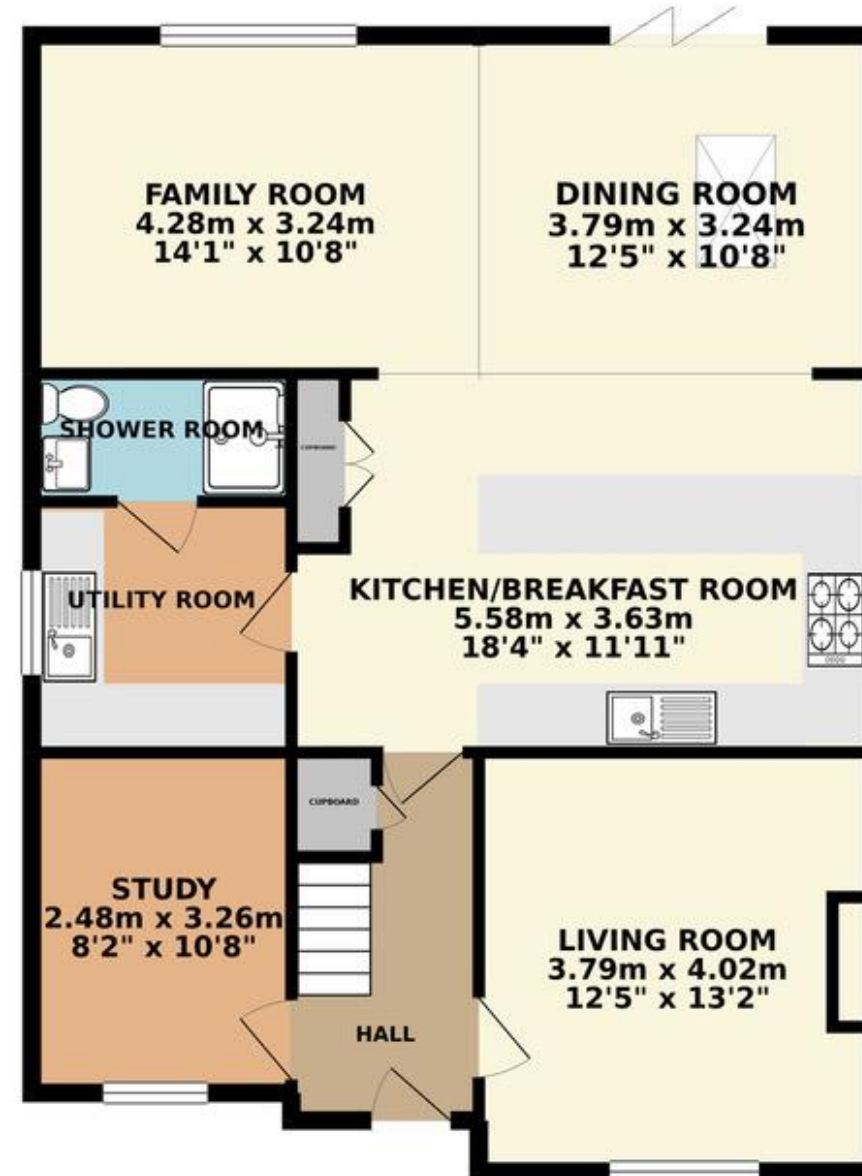
**Bedroom 3:** 11'2 x 9'2 rear aspect double glazed window, painted wooden flooring, wall cupboards, fitted desk, fitted wardrobes with hanging rail and shelf and radiator.

**Bedroom 4:** 7'2 x 9 front aspect double glazed window, painted wooden flooring, fitted over stair cupboard with hanging rail and shelf and radiator.





GROUND FLOOR 85.09 sq. m.  
( 915.85 sq. ft. )



1ST FLOOR 60.03 sq. m.  
( 646.18 sq. ft. )



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	74	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	74	83
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 145.12 sq. m. ( 1562.04 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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**Outside:** The house is approached via a block brick driveway with parking for two cars with an area of lawn to the side and a stocked flower bed. To the rear the garden is laid mainly to lawn with a block brick pathway leading to the rear where there is a barked play area, a wooden shed, a bike shed and a wooden gate providing access to the woodland and countryside behind. To the left and rear perimeters there is close boarded fencing and to the right perimeter there is a wire fence with mature planting. There are a variety of stocked flower beds edging the lawn and a paved terrace is at the rear of the house, perfect for alfresco dining. There is also a large timber log store.

**General:**

Tenure: Freehold

Local authority: Tonbridge & Malling District Council

Council tax: Band E (£2,246.00) / EPC: C (74)

**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 St Margaret Clitherow R C Primary School (Outstanding), Slade 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), Bishop Chavasse Church of England Primary School and Sussex Road County 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 Hugh Christie, 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.





