

117 Welland Road, Tonbridge





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Immaculate Recently Renovated 3-Bedroom Family Home

Accommodation Summary

- Semi-detached house, with full planning approval for side and rear extension
 - 3 bedrooms
 - Living room
 - Kitchen/dining room
 - Utility room
 - Modern bathroom
 - West facing garden
- Garage with home office
 - Driveway
- Sought after location



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

Sat at the end of a quiet cul de sac, its location offers the perfect dynamic of excellent schools and superb transport links and it also enjoys a backdrop of lush green playing fields.

A block brick driveway with a smart decorative pebbled area to the side welcomes you up to a glazed porch. The extra wide tandem garage sits neatly to the side.

You enter into a stylish hallway with light bouncing off the glazed stair balustrade, an under-stair storage cupboard keeping the space clutter free.

First on the left is the living room, dappled in sun light from its large front aspect window. A traditional radiator and beautiful décor add character, and there is plenty of room for family sofas.

At the back of the hallway is the kitchen/dining room which is brightened by a picture window and glazed door that brings garden views in.

The kitchen's white cabinetry contrasts beautifully with its grey counter tops and flooring and a large window sits cleverly above the sink. There is space for an oven and room for other freestanding appliances. The dining area is well defined and open to the kitchen, letting you chat to friends and family as you prepare dinner.

Off the kitchen is a utility room with space for appliances and garden access.

Returning to the hallway and climbing the stairs to the first floor, the contemporary family bathroom with shower over the bath is at the rear.

The generous double bedroom next door has wonderful views over the green school playing fields at the back.

The main bedroom at the front has a large window drawing in natural light and a wall of fitted wardrobes, part mirrored, for all your storage needs.

Completing the floor is bedroom three at the front.

The garden is fully enclosed offering a safe sanctuary for pets and children with a paved terrace for summer entertaining, an area of lawn and artificial lawn, a barked play area for children and a wooden shed for storage.

The garage, also accessed from the rear, is extra wide and has lots of storage space and a much-needed home office.

There is also planning approval for a side and rear extension to the main dwelling. Planning application reference No: 19/00138/FL, using <https://www.tmbc.gov.uk/services/planning-and-development/planning/planning-area-search-service>

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



Glazed Porch with front aspect glazed sliding door, fitted cupboard, space for coats and shoes and part opaque glazed entrance door, which opens into:

Entrance Hall: traditional radiator, inset wall shelf, under stairs storage cupboard housing the whole house cabling, glass balustrade with stairs rising to first floor and doors opening into:

Living Room: 9`1 x 13`7 front aspect double glazed window with views of the front garden and driveway and traditional radiator.

Kitchen: 6`3 x 10`5 side aspect double glazed window, space for oven, space and plumbing for dishwasher, stainless steel sink with mixer tap and drainer and tiled flooring. The kitchen has plenty of countertop space and a good selection of eye and base level white units and door opening into:

Utility Room: rear aspect double glazed window, part opaque glazed side aspect door giving garden and rear garage access, fitted cupboard and space for appliances.

Dining Room: 9`1 x 10`5 rear aspect picture window, rear aspect sliding glazed door opening into the garden and traditional radiator.

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

Bedroom 1: 9`1 x 13`7 front aspect double glazed windows with views of the street, wall of fitted wardrobes with part mirrored sliding doors, drawers, hanging rails and shelves and radiator.

Bedroom 2: 9`1 x 9`4 rear aspect double glazed window with views of the playing fields and radiator.

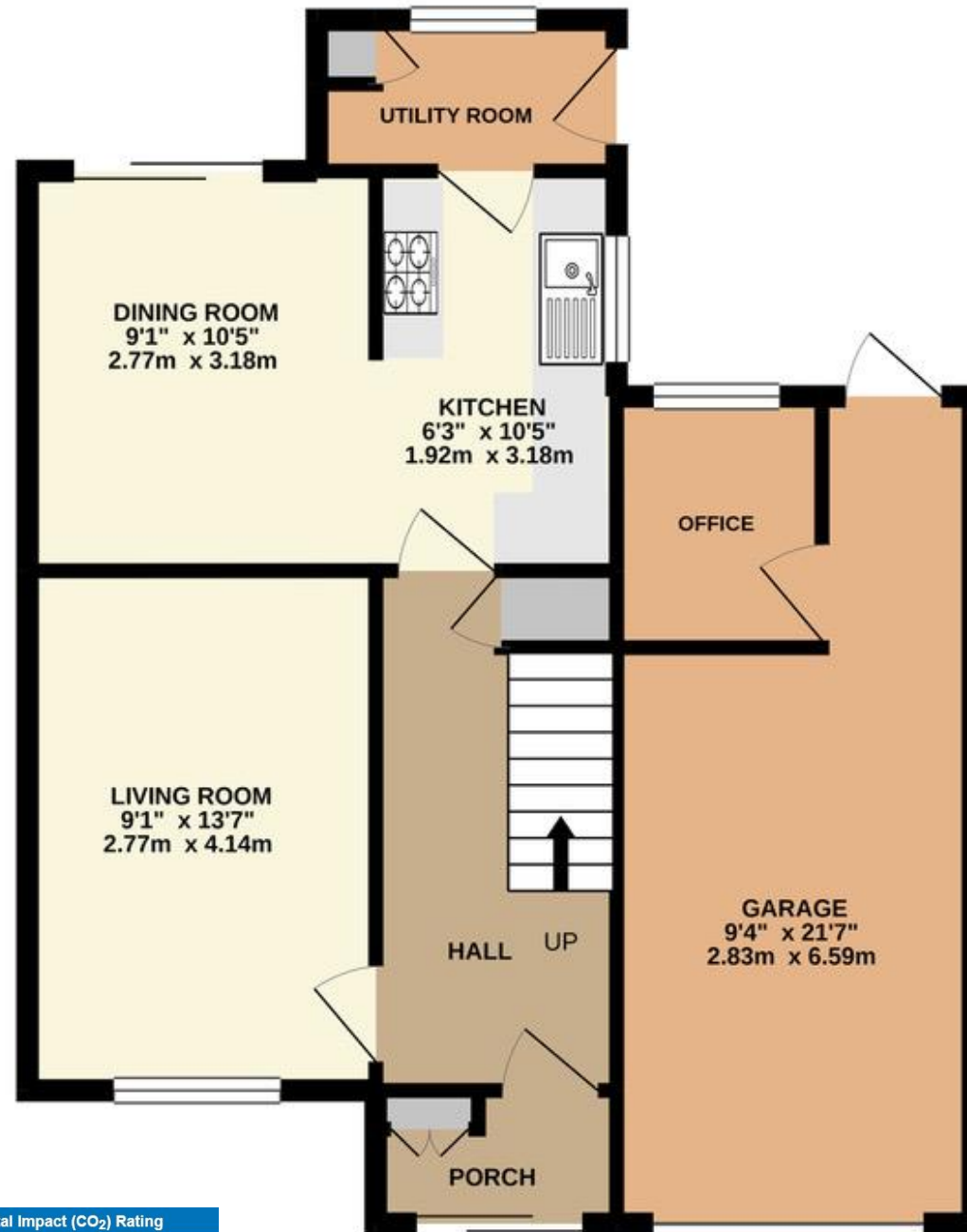
Bedroom 3: 6`4 x 10`4 front aspect double glazed window and radiator.

Bathroom: rear aspect double glazed opaque window, tiled panel enclosed bath with wall mounted shower attachment and ceiling mounted rainwater shower head and folding glass shower screen, wall hung vanity unit with wash hand basin with mixer tap and drawer under, concealed cistern WC, heated towel rail, tiled walls and tiled flooring with underfloor heating.

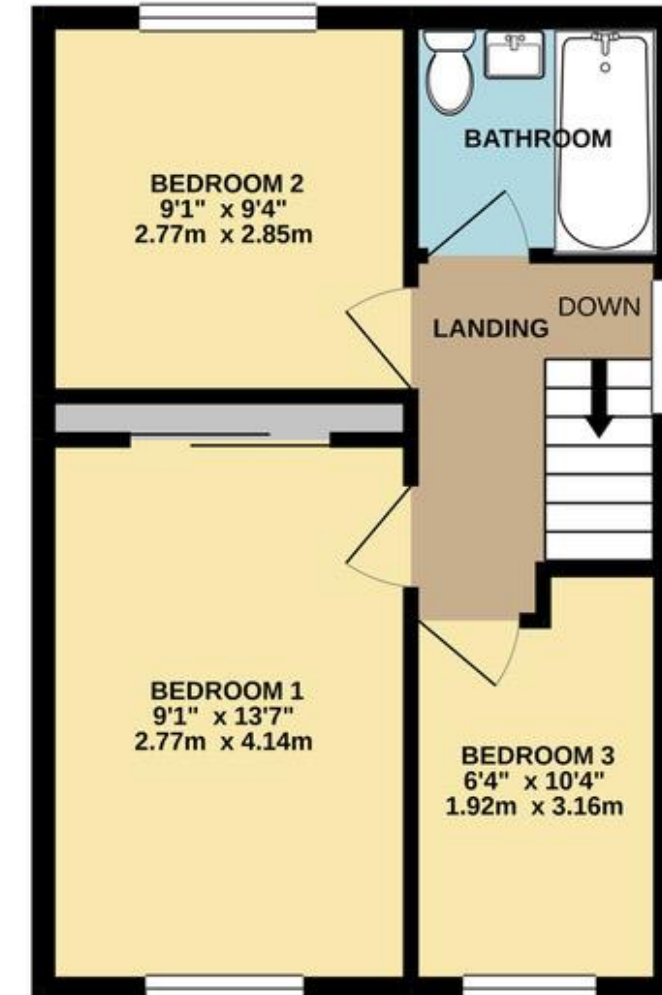
Outside: The house is approached via a block brick driveway with parking for one car with a decorative pebbled area to the side and wooden fencing to both side perimeters. To the rear the garden has a paved terrace, an area of lawn, an area of artificial grass, a barked play area, a wooden shed and a block brick terrace to the rear of the house and garage. There is wooden fencing at all perimeters.



GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.2 sq.m.) 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	75
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	55	73
England & Wales	EU Directive 2002/91/EC	



Garage with Home Office: 9'4 x 21'7 front up and over door, rear aspect window and rear aspect pedestrian door, lighting and electricity.

General:

Tenure: Freehold

Local authority: Tonbridge & Malling District Council

Council tax: Band D (£2,268.00)

EPC: D (59)

AREA INFORMATION: Tonbridge, Kent

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 Longmead Park and 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 Hilden Oaks, Hilden Grange and The Schools at Somerhill. 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.



