

43 Dernier Road, Tonbridge









# 43 Dernier Road, Tonbridge TN10 3EW

*Spacious 4-Bedroom Terraced House On a Quiet Cul-De-Sac*

## Accommodation Summary

- Mid-terrace house
  - 4 bedrooms
  - Living room
- Kitchen/dining room
  - Home office
  - 2 Bathrooms
  - Driveway
- South facing garden
- Walking distance of the high street and mainline station
- Catchment area for popular schools



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This fantastic home is set back from its quiet cul-de-sac by a driveway. A flower bed with a central Magnolia tree sits neatly to the side, in front of the entrance door.

First on the left is the home office, which could easily double as a playroom.

Straight ahead is the streamlined kitchen/dining room, which has a wall of sleek cupboards, granite counter tops and integrated double ovens sat side by side with a five-ring gas hob above. There is plenty of space for a table and chairs and even a small sofa. French doors at the rear can lie open, extending the living space into the garden in the summer months.

Conveniently placed next door is the utility room with an extra sink, space and plumbing for appliances and access into the guest cloakroom.

Climbing the stairs to the first floor to the rear is the bathroom with shower over the bath and bedroom three whose large window brings views of the garden in.

At the front is the spacious living room which is wonderfully bright. There is plenty of room for large family sofas making the space perfect for family living and entertaining.

A further flight of stairs to the second floor takes you up to three further bedrooms, two of which are generous doubles. A stylish modern bathroom with shower over the bath completes the floor.

Outside the sunny south facing garden is laid mainly to lawn with a decked seating area in front of the wooden shed at the rear. Stocked flower beds sit in front of the wooden fenced perimeters, making the garden fully enclosed and safe for children and pets.

This family friendly home is a short walk from first class schools, shopping facilities and the mainline station making it perfect for families with professional needs. A must see!

**Entrance door, which opens into:**

**Entrance Hall:** front aspect double glazed window, wooden effect flooring and doors opening into:

**Home Office:** 10 x 9'1 front aspect double glazed window, wooden effect flooring and radiator.

**Kitchen/Dining Room:** 13'1 x 19'5 rear aspect French doors opening onto the garden, stainless steel sink with drainer and mixer taps over, 2 integrated double ovens, 5 ring gas hob, stainless steel extractor, space for fridge/freezer, space for dishwasher, wooden effect flooring, under stair storage cupboard and radiator. The kitchen has plenty of granite work tops and a good selection of base level units with pan drawers, pull out larder cupboard, larder cupboard and wine rack.







**Utility Room:** 5`6 x 8`10 space and plumbing for appliances, stainless steel sink with drainer, counter top, base level cupboard, tiled flooring and door opening into:

**Cloakroom:** rear aspect opaque double glazed window, low level WC, wall hung corner wash hand basin with mixer tap, radiator and wall hung Worcester boiler (new).

**Stairs up to first floor landing with doors opening into:**

**Bathroom:** rear aspect opaque double glazed window, 'P' shaped panel enclosed shower bath with mixer tap and wall mounted shower attachment, bevelled glass shower screen, tiled walls, tiled flooring, low level WC, vanity unit with wash hand basin with mixer tap over and cupboards under, wall cupboard, mirror with lighting and radiator.

**Bedroom 3:** 9`6 x 12`7 rear aspect double glazed window and radiator.

**Living Room:** 13`1 x 15`11 front aspect double glazed window, radiator and stairs up to the 2nd floor.

**Stairs up to second floor landing with ceiling loft access hatch and drop-down ladder and doors opening into:**

**Bathroom:** rear aspect double glazed window, 'P' shaped panel enclosed shower bath with mixer taps and wall mounted shower attachment, glass shower screen, tiled walls, tiled flooring, low level WC, vanity unit with wash hand basin with mixer tap over and drawers under and heated towel rail.

**Bedroom 1:** 8 x 14`11 rear aspect double glazed window and radiator.

**Bedroom 2:** 8 x 13`7 front aspect double glazed window and radiator.

**Bedroom 4:** 8 x 10`4 front aspect double glazed window and radiator.

**Outside:** The house is approached via a hard surface driveway with a flower bed with central low magnolia tree to the side. To the rear is a lawned south facing garden with a raised decked seating area at the rear in front of the wooden shed. There is fencing at all perimeters with stocked flower beds in front.

**General:**

Tenure: Freehold

Local authority: Tonbridge & Malling Borough Council

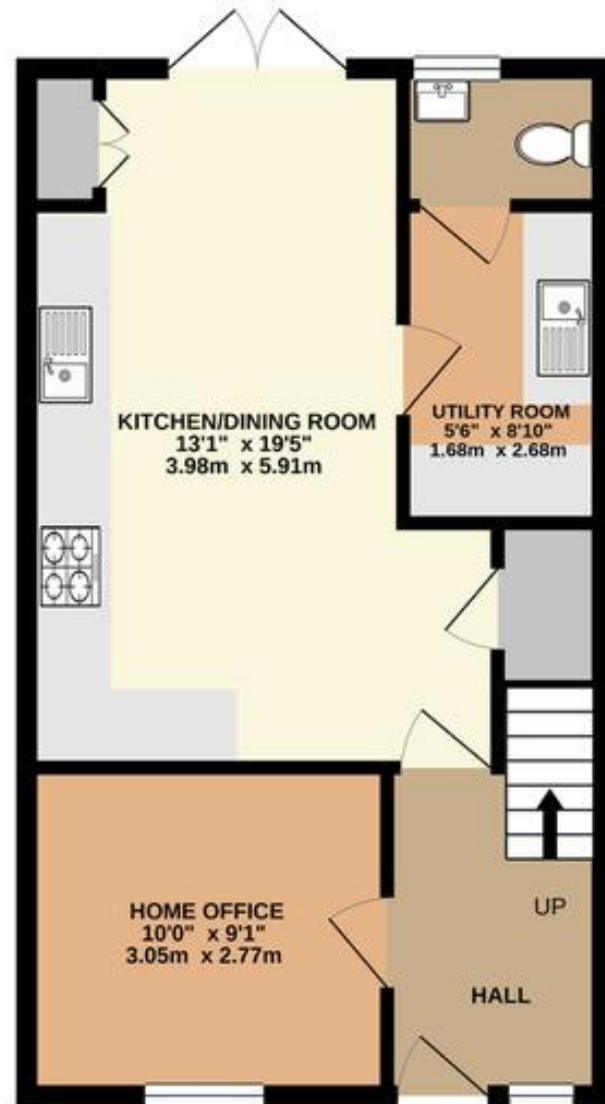
Council tax: Band D (£1,909.00)

EPC: C (70)





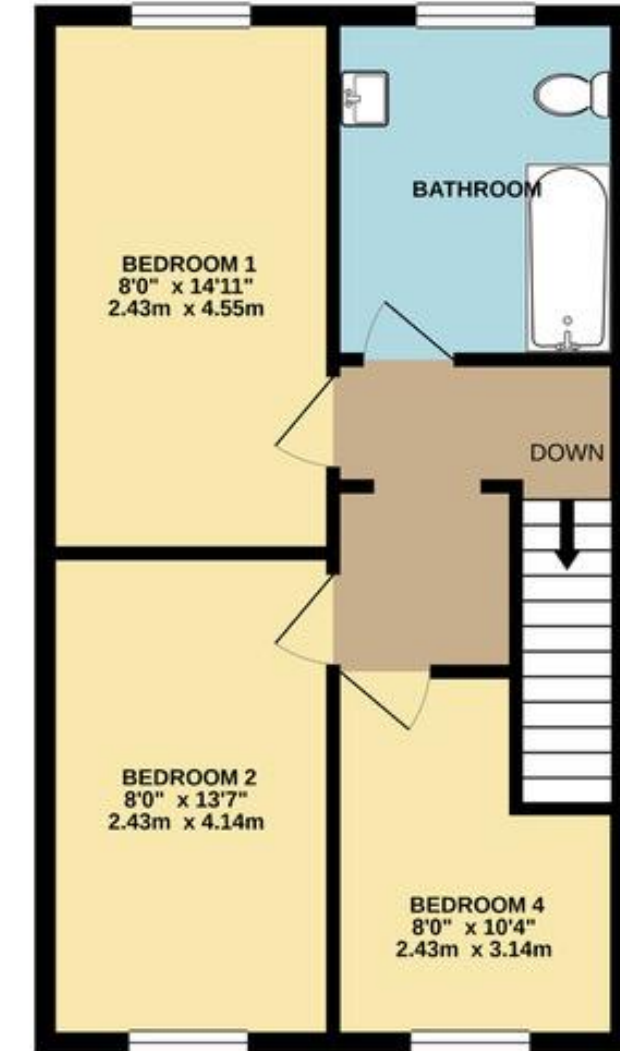
GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



2ND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	70	
(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		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1365 sq.ft. (126.8 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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#### **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.

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.





