

57 Orchard Drive, Tonbridge





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Perfectly located 2- bedroom bungalow with large garden and off-street parking

Accommodation Summary

- Semi-detached bungalow (south west facing garden)
 - 2 bedrooms
 - Living/dining room
 - Kitchen/breakfast room
 - Conservatory
 - Modern shower room
- Driveway and detached garage
- Walking distance of shops, transport links and open countryside
 - Development potential
 - No onward chain



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This fantastic home is on a sought-after road, close to shops, popular schools, and superb transport links. It also enjoys open countryside nearby.

It is set back from the street by a low wall that fronts a garden with mature stocked flower beds and an area of artificial grass. Metal gates open onto a block brick driveway that fronts the garage that sits neatly to the side.

Steps lead you up to the part opaque glazed entrance door which opens into a wide hallway, with doors opening off it at every angle.

First on the left is the second bedroom, which is brightened by its front aspect window.

Opposite, the principal bedroom is a generous sized double, its large window giving front garden views.

Next door the shower room is modern with a walk-in shower, a long vanity unit with wash hand basin above and lots of storage below, and a heated towel rail. Two opaque side aspect windows bring in lots of natural light.

Behind, the kitchen/breakfast room is brightened by its side aspect window above the sink and sliding glazed doors to the rear that open into the garden. It is well-designed with wooden units, part glazed, with open shelving and contrasting countertops. There is a 4-ring gas hob and a fitted oven in a tall housing unit. There is space for seating to enjoy your morning coffee.

The living/dining room has plenty of room for sofas and a table and chairs. There is a stone encased fireplace and rear windows with a glazed door opening into the conservatory flooding the room with light.

Completing the house is the conservatory with wrap around windows drawing in light and views of the beautiful garden. It is the perfect space for relaxing in the sun and a set of French doors open into the garden.

The wonderful rear garden is a gardener's dream with a stocked pond, block brick terraces, mature stocked beds with a variety of flowers and plants, a mix of fruit trees and meandering areas of lawn. It is fully enclosed making it a safe sanctuary for pets and children.

The detached garage offers plenty of storage, with double doors to the front and a rear pedestrian door.

This fantastic home in a great location, also offers an opportunity to develop, subject to planning consents. A must see!





Part opaque glazed front entrance door which opens into:

Entrance Hall: fitted storage cupboard housing the meters, radiator with shelf above, loft access ceiling hatch, airing cupboard housing the Worcester boiler with shelf for linen and storage below, and doors opening into:

Bedroom 2: 11'2 x 10'6 front aspect double glazed window and radiator with shelf above.

Bedroom 1: 11'11 x 11 front aspect double glazed window and radiator with shelf above.

Shower Room: side aspect opaque double glazed windows, walk in shower unit with wall mounted Triton shower attachment, vanity unit with concealed cistern WC, wash hand basin with mixer tap and cupboards and drawers under, tiled walls, linoleum flooring and heated towel rail.

Kitchen/Breakfast Room: 13'9 x 8'10 side aspect double glazed window, rear aspect glazed sliding doors opening into the garden, 1 ½ sink with mixer tap and drainer, 4 ring gas hob, extractor hood, fitted oven in tall housing unit, tiled splashback, linoleum flooring and radiator. The kitchen has plenty of worktop space, a selection of wooden eye and base level units, part glazed, with open shelving and a wine rack. There is space for a small table and seating.

Living/Dining Room: 13'2 x 11'11 rear aspect double glazed windows, stone encased fireplace with electric fire, radiator and rear aspect glazed door opening into:

Conservatory: 10'5 x 8 side and rear aspect double glazed windows, rear aspect French doors opening into the garden, tiled flooring, and wall mounted heater.

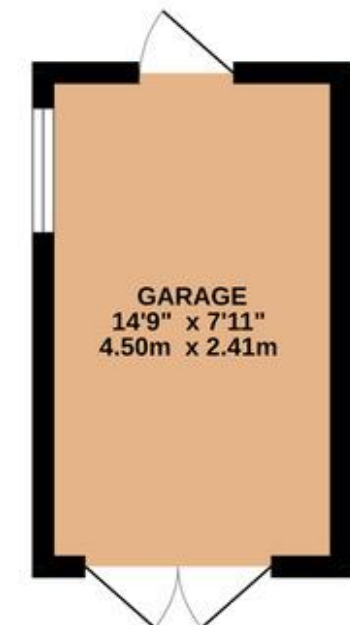
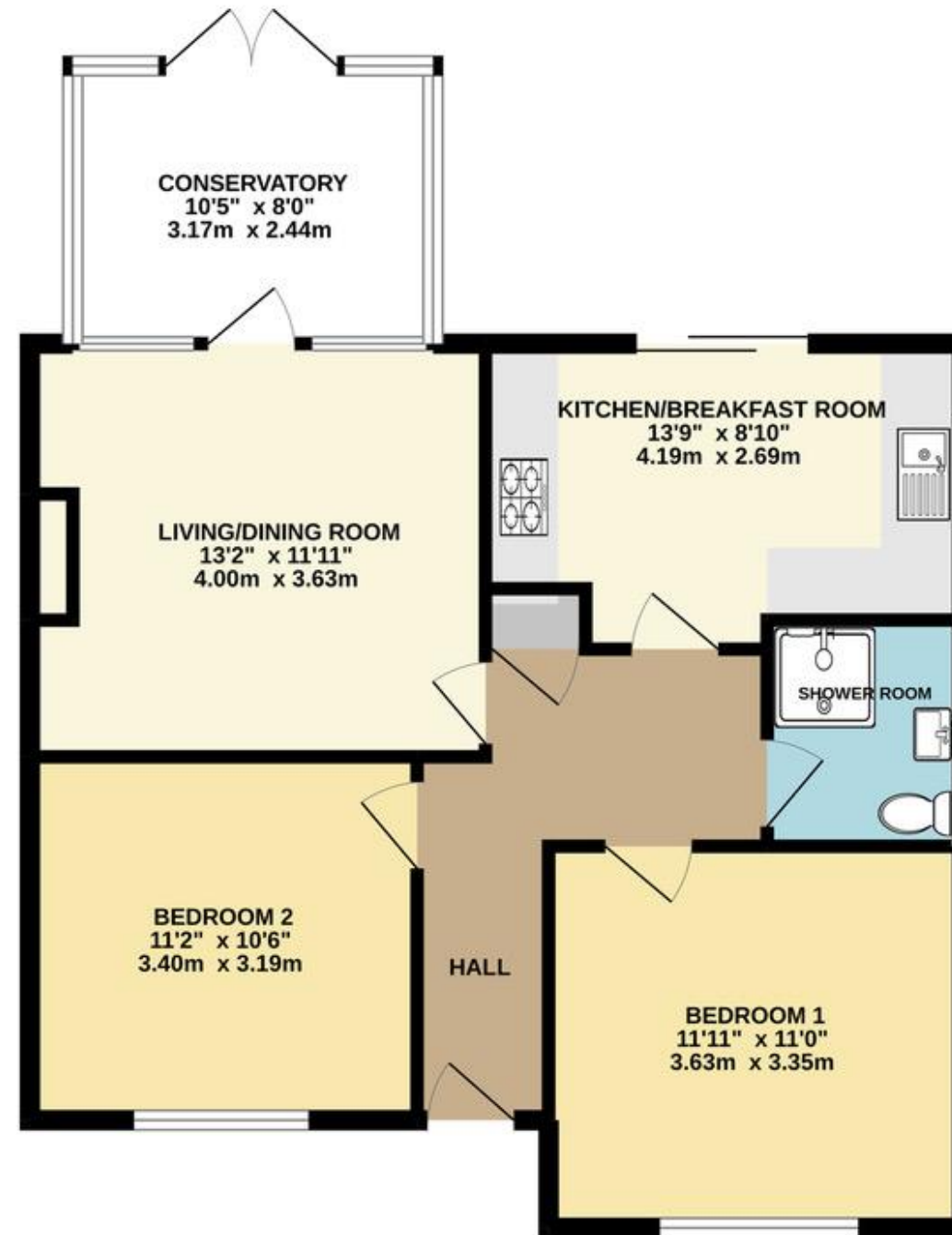
Outside: To the front is a low brick wall with pedestrian metal gate and double metal gates onto block brick driveway with a further set of metal gates behind, in front of the detached garage. A block brick pathway leads to the front entrance door with mature stocked flower beds and an area of artificial lawn to the side. The rear garden has block brick terracing, a stocked pond, mature stocked flower beds, mature perimeter plants, an assortment of fruit trees, areas of lawn and is fenced at all perimeters. There is a covered lean to at the rear of the kitchen and a side aspect metal gate for garage and driveway access.

Garage: with front aspect doors, rear aspect pedestrian door, side aspect window, lighting, and electricity.



GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.

ENTRANCE FLOOR



TOTAL FLOOR AREA : 722sq.ft. (67.1 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		83
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



General:

Tenure: Freehold / Local authority: Tonbridge & Malling Borough Council
Council tax: Band D (£2,064.00) /EPC: D (67)

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 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. The property is located approximately 1.5 miles from the high street and mainline railway station train station. There are local shops at Martin Hardie Way and Woodlands Primary school is within easy walking distance. There are many highly regarded primary schools in the area such as Woodlands 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), Bishop Chavasse Church of England 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.

