

45 Mabledon Road, Tonbridge





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Pretty 3-bedroom period house in sought after location

Accommodation Summary

- Semi-detached period house
 - 3 bedrooms
 - Living room
 - Dining room
 - Kitchen
 - Bathroom
 - Garden
- Loft conversion opportunity, subject to consents
- Walking distance of mainline station and town centre
 - Catchment area for popular schools



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This charming semi-detached Victorian house is set on a popular residential street only a stone's throw away from the centre of Tonbridge with its excellent commuter links, popular schools and bustling town centre.

Set back from its tree lined road by a low brick wall, this home's handsome red brick exterior and pretty bay window provides plenty of kerb appeal.

A part glazed entrance door welcomes you into a bright hallway with warm wooden flooring.

First on the left is the immaculate living room, its shuttered bay window flooding the room with light. Bespoke alcove cabinetry, a wood burning stove and ample room for deep sofas make it a very welcoming space.

Behind is the dining room, conveniently placed next door to the kitchen. A large window to the rear brightens the room making it the perfect space for family living and entertaining.

At the rear is the streamlined kitchen. There are plenty of white units and contrasting work tops, and integrated Neff appliances such as an oven in a tall housing unit, dishwasher, washing machine, gas hob and overhead extractor. The room feels very light with double aspect windows, its glazed doors at the back opening into the garden.

Climbing the stairs to the first floor there are three bedrooms, two of which are doubles, all with neutral décor and large windows that give a very tranquil feeling. The principal bedroom benefits from two windows overlooking the street.

The modern bathroom has a side aspect window bringing in natural light and a shower over the bath.

Outside to the rear is an enclosed garden which is fully paved making it wonderfully low maintenance and perfect for relaxing in the summer months. It also benefits from front street access and a wide side return, which offers great storage or development opportunities.

Mabledon Road is superbly located for a host of popular nurseries, primary, secondary and grammar schools. The popular Sussex Road Primary School is opposite. It is also close to all of Tonbridge's local amenities and the mainline railway station making it well served for leisure facilities and transport links.

This property offers an immaculate interior that you could move straight in and enjoy but it also has the potential to extend, subject to consents, to add space and value for the future. A must see!





Storm porch with tiled step, part opaque glazed entrance door, which opens into:

Entrance Hallway: wooden flooring, radiator, stairs rising to the first floor and doors opening into:

Living Room: 12`11 x 8`11 front aspect double glazed bay window with mid height shutters, fitted alcove mid height cupboards with open shelving above, opening in chimney breast with multi-fuel wood burning stove and granite hearth and radiator.

Dining Room: 12`3 x 10`4 rear aspect double glazed window, alcove fitted mid height cupboard with open shelving above, wooden flooring, radiator and door opening into:

Kitchen/Breakfast Room: 13`11 x 9`3 rear aspect double glazed doors opening into the garden, side aspect double glazed window, tiled flooring, deep under stair cupboard and radiator. The kitchen is a perfectly planned area with plenty of worktop space, a selection of eye and base level units, integrated Neff oven in tall housing unit, fitted Neff 4 ring gas hob, stainless steel Neff extractor, integrated fridge/freezer, integrated Neff dishwasher, integrated Neff washing machine and 1 ½ stainless steel sink with mixer tap and drainer.

Stairs up to first floor landing with ceiling access hatch with drop down ladder into loft housing the boiler, fitted cupboard with shelving for linen and doors opening into:

Bedroom 1: 13 x 11`4 front aspect double glazed windows, feature fireplace and radiator.

Bedroom 2: 12`3 x 8 double glazed rear aspect window, and radiator.

Bathroom: side aspect double glazed window, wall hung wash hand basin with mixer tap over, low level WC, panel enclosed bath with mixer tap, wall mounted shower attachment and glass shower screen, heated towel rail and tiled flooring.

Bedroom 3: 9`6 x 9`3 rear aspect double glazed window, and radiator.

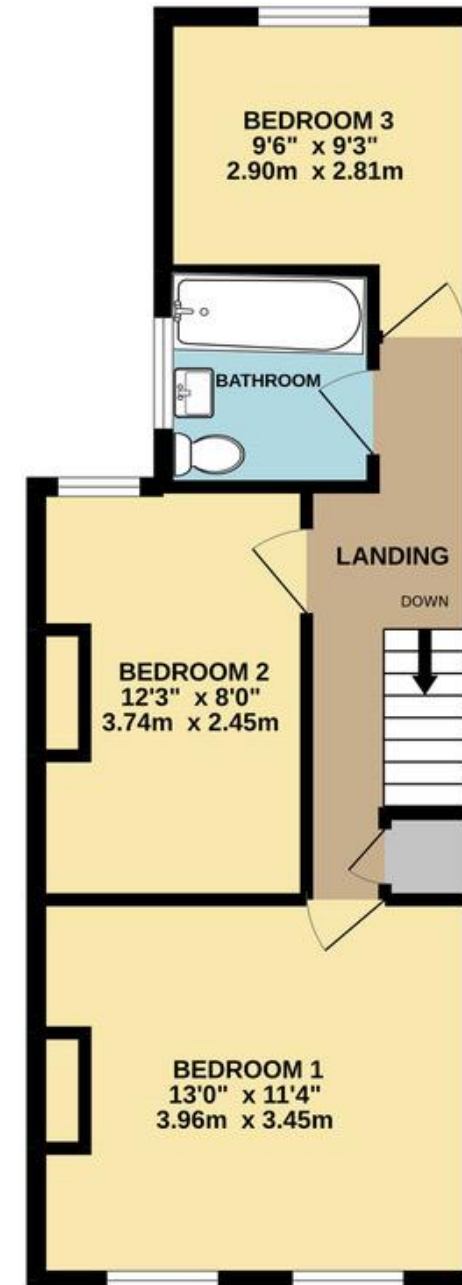
Outside: to the front of the property is a low brick wall with some planting and a paved area behind. A metal gate opens onto a hard surface pathway which leads up to the front entrance door and a further metal gate opens to a hard surface pathway with space for bin storage that leads to a wooden gate giving rear garden access. At the rear, there is a paved courtyard garden with raised brick enclosed stocked flower beds, a wooden log store and wooden perimeter fencing on all sides. The rear garden is east facing.



GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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		75
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(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 (56)

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. There are many highly regarded primary schools in the area such as Sussex Road County Primary School (opposite), 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), and Bishop Chavassee Church of England 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.



