

29 Brindles Field, Tonbridge





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Picture perfect 2-bedroom house with garage in sought after location

Accommodation Summary

- Semi-detached house (built 1990s)
 - 2 double bedrooms
 - Living/dining room
 - Kitchen
 - Bathroom
 - Detached garage
 - Driveway
 - Garden
- Sought after location
- Walking distance of popular schools and mainline station



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This pretty house sits discretely in a cul-de-sac in its sought-after development with stunning countryside on its doorstep and within walking distance of the town's popular schools, mainline station, and plentiful amenities.

A smart exterior of painted weatherboarding with lush green hedging delivers plenty of kerb appeal, with parking for two cars in front of the detached garage.

The entrance door is neatly positioned to the side of the house, with a wooden gate beyond for useful rear garden access.

The open plan living/dining room is bright and spacious with front aspect windows flooding the room with light. Warm wooden effect flooring contrasts with the neutral décor making it a very welcoming space with plenty of room for relaxing and entertaining.

Opening to the rear, past a useful under stair storage cupboard, is the kitchen. It is stylish and streamlined with Shaker style units topped with contrasting counter tops. There is space and plumbing for freestanding appliances and direct access into the garden.

Climbing the stairs to the first floor, there are two double bedrooms, both brightened by large windows.

A modern bathroom with shower over the bath and a window providing natural light completes the floor.

Outside to the rear, the garden is wonderfully low maintenance with a mix of paved and gravelled seating areas providing ample space for summer dining. There is an area of lawn, some planting and it is fully enclosed, making it a safe sanctuary for pets and children.

This immaculate home is ready for you to move straight in and enjoy. A must see!





Living/Dining Room: front aspect double glazed windows, wooden effect flooring, radiator, under stair storage cupboard housing the fuse box.

Kitchen: rear aspect double glazed window, rear aspect part glazed door opening into the garden, stainless steel sink with mixer tap and drainer, space for fridge/freezer, space and plumbing for washing machine, space for oven, extractor, eye and base level units with work top space, tiled splashback, wooden effect flooring, radiator.

Stairs up to first floor landing with ceiling loft access hatch into part boarded loft:

Bedroom 1: front aspect double glazed windows, radiator.

Bedroom 2: rear aspect double glazed window, radiator.

Bathroom: side aspect opaque double glazed window, panel enclosed bath with mixer tap, hand held shower attachment, rainwater shower head and glass shower screen, vanity unit with wash hand basin with mixer tap and drawers under, low level WC, fitted cupboard with storage and housing the Worcester boiler, tiled flooring, heated towel rail.

Garage: front aspect up and over door, lighting, and electricity.

General:

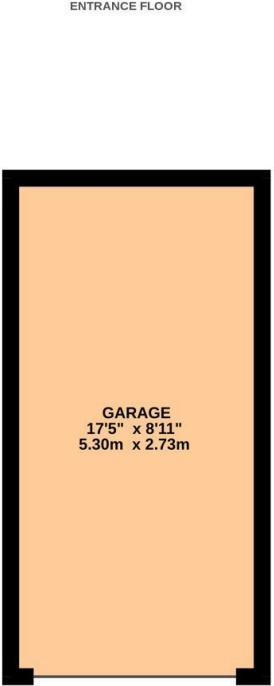
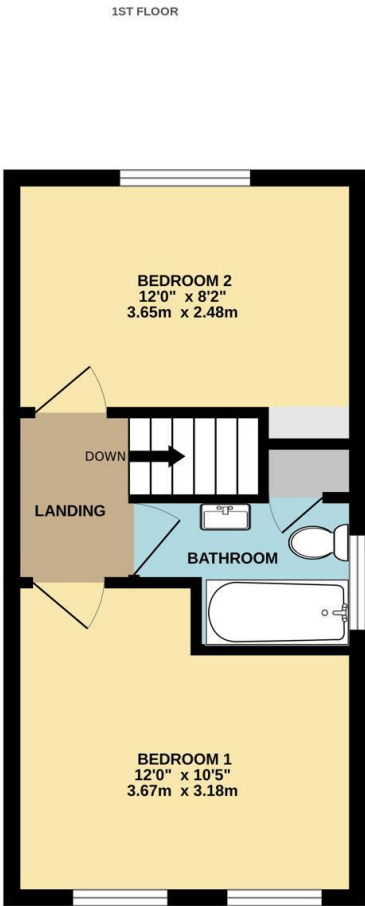
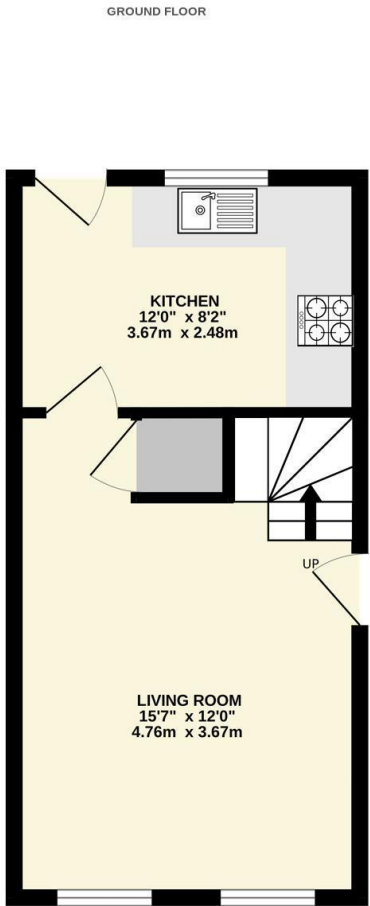
Tenure: Freehold

Local authority: Tonbridge and Malling Borough Council

Council tax: Band D (£2,266.00)

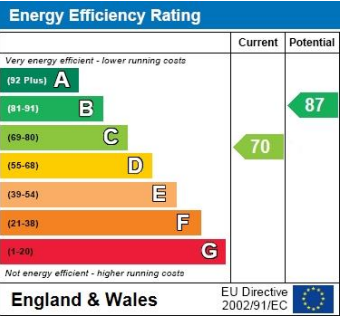
EPC: C (70)





APPROX TOTAL AREA EXCLUDING GARAGE 647 SQ.FT / 60.1 SQ.M

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 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. Haysden Country Park is nearby and Nizels Golf & Country Club is a short drive away.

There are many highly regarded primary schools in the area such as 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 Grammar School for Girls, Weald of Kent Girls Grammar, and The Judd Grammar School (for boys) are in Tonbridge whilst the renowned Tonbridge School forms the north end of the town with Sevenoaks Schools within easy reach. North Kent College and Leigh Academy Tonbridge are a short walk away.

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.



