

# 17 Woodfield Road, Tonbridge









# 17 Woodfield Road, Tonbridge TN9 2LG

*Period 5-bedroom house with parking and development opportunities in sought after location*

## Accommodation Summary

- Semi-detached period house
  - 5 bedrooms
  - Living and Dining rooms
  - Kitchen/breakfast room
- Bathroom and ground floor shower room
  - Garden and driveway
- Catchment area for Grammar Schools
- 0.4 mile distance to Tonbridge Grammar School for Girls and The Judd School (for boys)
- 0.5 mile distance to mainline station
  - Chain free



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This beautiful period home has been loved by the same family for over four decades, but it is also a dream project to create your own vision and add value in the future.

Arranged over three floors it sits on a popular road only a short distance from local shops, sought after schools and excellent transport links into London.

Pretty roof gabling and decorative hung tiles deliver plenty of kerb appeal, with a block brick driveway to the front and gated rear garden access to the side.

The entrance door opens into an elegant hallway showcasing its period proportions.

To the left light pours into the spacious living room through its bay window overlooking the residential street. It is a welcoming space with fitted alcove cabinetry and a fireplace that adds character and warmth in the colder months.

Behind is the dining room, conveniently placed next to the kitchen, which is a versatile space that could easily double as a playroom or home office, depending on your needs.

At the end of the hallway, is the kitchen/breakfast room with generous proportions that make it a very social space, its open plan layout letting you chat to friends and family as you prepare dinner. Windows to the side and a part glazed door at the rear bring in light and garden views with wooden cabinets topped with contrasting wooden work tops wrapping round the room and providing housing for freestanding appliances.

To the rear is a shower room with guest cloakroom facilities.

Climbing the stairs to the first floor there are four bedrooms, all generous doubles brightened by large windows. The fifth bedroom at the rear has a wall of fitted wardrobes so could easily be converted into a dressing room, as it is accessed from bedroom two.

Across the landing is the family bathroom with a wooden panel enclosed bath with a shower over and a front aspect window offering lots of natural light.

Up a further flight of stairs to the second floor, past a deep eaves` storage cupboard, is a further spacious bedroom.

Outside the long rear garden has a paved terrace near the house, an area of lawn, a raised vegetable box and a wooden shed for storage. It is safely enclosed by wooden fencing with stocked flower beds at the perimeters. There is an additional block brick terrace to the rear, perfect for sitting in the sun, and a paved area to the side of the house with bin storage space and street access. Like the house, it is a blank canvas for you to create your own dream garden and has ample room for a garden studio to be placed at the rear.

Woodfield Road is superbly located for a host of popular nurseries, primary, secondary and grammar schools, most notably the sought-after Tonbridge Grammar School for Girls. 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. A must see!







**Living Room:** front aspect bay window, fitted alcove cupboards with open shelves above, fireplace with wooden mantelpiece, wooden effect flooring, radiator.

**Dining Room:** rear aspect window, wooden effect flooring, radiator.

**Kitchen/Breakfast Room:** side aspect windows, rear aspect part glazed door opening into the garden, work surfaces, space and plumbing for a dishwasher, space for an under counter freezer, space for an oven, space for fridge/freezer, space and plumbing for a washing machine, tiled splashbacks, stainless steel sink with double drainers, mixer tap over, under stair cupboard housing meters, with shelving, wall hung boiler, radiator and space for a table and chairs. The kitchen has plenty of eye and base level units, part glazed, with open shelving.

**Shower Room:** side aspect opaque window, shower cubicle, WC, vanity unit with wash hand basin and mixer tap over and cupboard under, tile effect flooring, radiator.

**First Floor:**

**Bedroom 1:** front aspect window, fitted wardrobe with hanging rail, shelf, cupboard above, fitted cupboards with shelving, radiator.



**Bathroom:** front aspect opaque window, pedestal wash hand basin, WC, wooden panel enclosed bath with wall mounted shower attachment, heated towel rail, part tiled walls, tile effect flooring.

**Bedroom 4:** rear aspect window, fitted wardrobe with hanging rail, shelves, cupboard over, radiator.

**Bedroom 2:** side aspect window, wooden flooring, radiator.

**Bedroom 5/Dressing Room:** rear aspect window, fitted wardrobes with hanging rail, cupboards above, radiator.

**Second Floor:**

**Bedroom 3:** front and side aspect windows, radiator.

**General:**

Tenure: Freehold

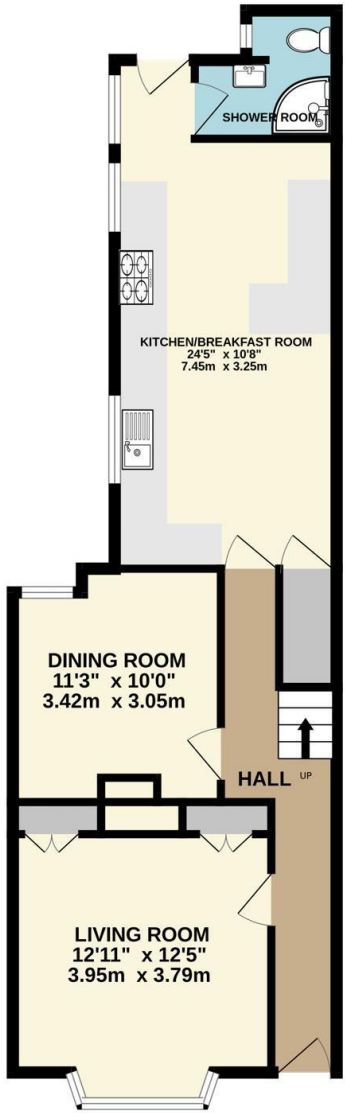
Local authority: Tonbridge and Malling Borough Council

Council tax: Band E (£2,770.00)

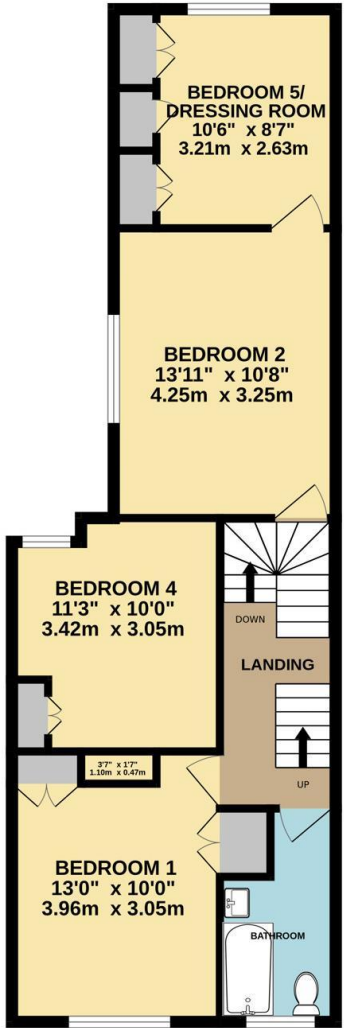
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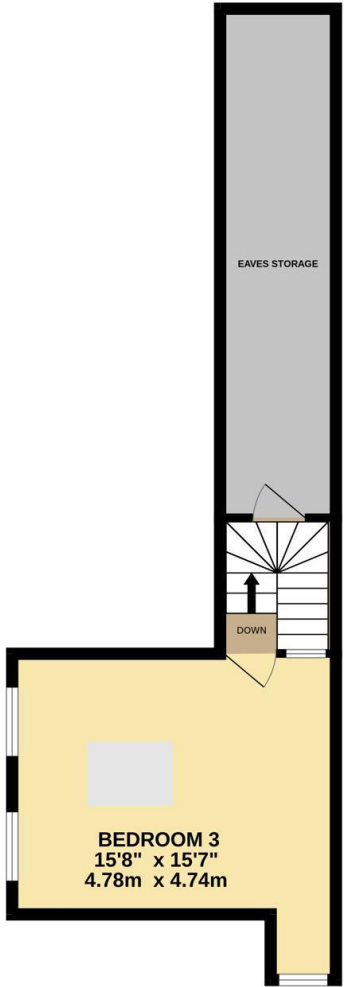
GROUND FLOOR  
654 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



2ND FLOOR  
377 sq.ft. (35.1 sq.m.) approx.



TOTAL APPROX AREA 155 SQ.M / 1,665 SQ.FT

TOTAL FLOOR AREA : 1665 sq.ft. (154.7 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) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</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	





**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 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.

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.





