

37 Quarry Bank, Tonbridge









# 37 Quarry Bank, Tonbridge TN9 2QZ

*Bright 4-bedroom house with two garages and parking in sought after location*

## Accommodation Summary

- Detached house (built 1996)
  - 4 bedrooms, 1 en-suite
    - Living room
    - Dining room
  - Kitchen/breakfast room
  - Separate utility room
- Bathroom, en-suite shower room, ground floor cloakroom
  - 2 garages, 1 integral
  - West facing garden
- Sought after location - walking distance to Tonbridge Station



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This wonderful house, set on a peaceful small development of exclusive homes, has been loved by the same family for nearly three decades.

Spacious and bright, its location presents a perfect dynamic of excellent schools, superb transport links, a local nature reserve and town centre amenities.

A block brick driveway fronts not one but two garages, with low hedging and pretty planting setting it back from its quiet road.

Its handsome double bay exterior delivers plenty of kerb appeal with a covered entrance door welcoming you into the spacious hallway, with a useful guest cloakroom and under stair storage to keep the space clutter free.

First on the right is the spacious living room, flooded with light from its large bay window. A fireplace adds charm and warmth in the colder months and there is plenty of room for family sofas.

Opposite is the kitchen/breakfast room which is brightened by French doors and dual aspect windows at the rear making the informal dining space very welcoming. There is also a peninsula breakfast bar overhang for you to sit and enjoy your morning coffee. There are plenty of wooden units topped with contrasting work surfaces which separate the integrated appliances and there is space for additional appliances too.

A separate utility room behind offers access into the garden and integral garage, housing for extra appliances and another sink, ideal for muddy boots or paws.

Along the hallway, conveniently placed next to the kitchen is the dining room with a glazed door framing the garden view.

Climbing the stairs to the first floor there are four double bedrooms leading off the spacious landing, and all are brightened by their large windows and three benefit from fitted cupboards.

The principal bedroom has another beautiful bay window and access into its en-suite shower room.

The family bathroom with separate shower cubicle and panel enclosed bath completes the floor.

Outside to the rear, a paved terrace sits at the back of the house providing plenty of space for summer dining and entertaining. There is an area of lawn safely enclosed by fencing for children and pets with a raised wooden sleeper enclosed decorative flower bed to the back. With pedestrian access into the second garage and shared side street access, with bin storage space, the garden perfectly meets all your family needs.

This wonderful family home in its sought-after location has been well thought out and sensitively planned for family life. A must see!







**Living Room:** front aspect double glazed bay window, side aspect double glazed window, fireplace with wooden mantelpiece, marble hearth and surround and gas insert, radiator.

**Cloakroom:** low level WC, wall hung wash hand basin, part tiled walls, tile effect flooring, radiator.

**Dining Room:** rear aspect double glazed windows, rear aspect glazed door, radiator.

**Kitchen/Breakfast Room:** rear and side aspect double glazed windows, rear aspect French doors, tile effect flooring, wooden eye and base level units, part glazed, open shelves, wine rack, integrated oven, 4 ring gas hob, extractor, integrated fridge/freezer, space and plumbing for dishwasher, 1 ½ stainless steel sink with mixer tap, tiled splashback, peninsula with breakfast bar overhang for 2 bar stools, radiator.

**Utility Room:** rear aspect double glazed window, side aspect part glazed door, fitted cupboard, wall hung Worcester boiler, space and plumbing for appliances, sink with drainer and mixer tap, base level cupboard, countertop, tiled splashback, radiator.

**Principal Bedroom:** front aspect double glazed bay window, fitted double wardrobe with hanging rail and shelf, fitted wardrobe with hanging rail and shelf, radiator.

**En-suite:** front aspect opaque double glazed window, shower cubicle with wall mounted shower attachment, pedestal wash hand basin, low level WC, vanity shelf, heated towel rail, tile effect flooring.

**Bedroom 2:** rear aspect double glazed window, fitted wardrobe with hanging rail and shelf, radiator.

**Bedroom 3:** rear aspect double glazed window, radiator.

**Bedroom 4:** front aspect double glazed window, fitted wardrobe with hanging rail and shelf, radiator.

**Bathroom:** rear aspect opaque double glazed window, shower cubicle with wall mounted shower attachment, wooden panel enclosed bath with mixer tap and handheld shower attachment, pedestal wash hand basin, low level WC, part tiled walls, tile effect flooring, radiator.

**Integral Garage 1:** front aspect up and over door, lighting, electricity.

**Garage 2:** front aspect up and over door, rear aspect part glazed pedestrian door, mezzanine storage, lighting, electricity.

**General:**

Tenure: Freehold

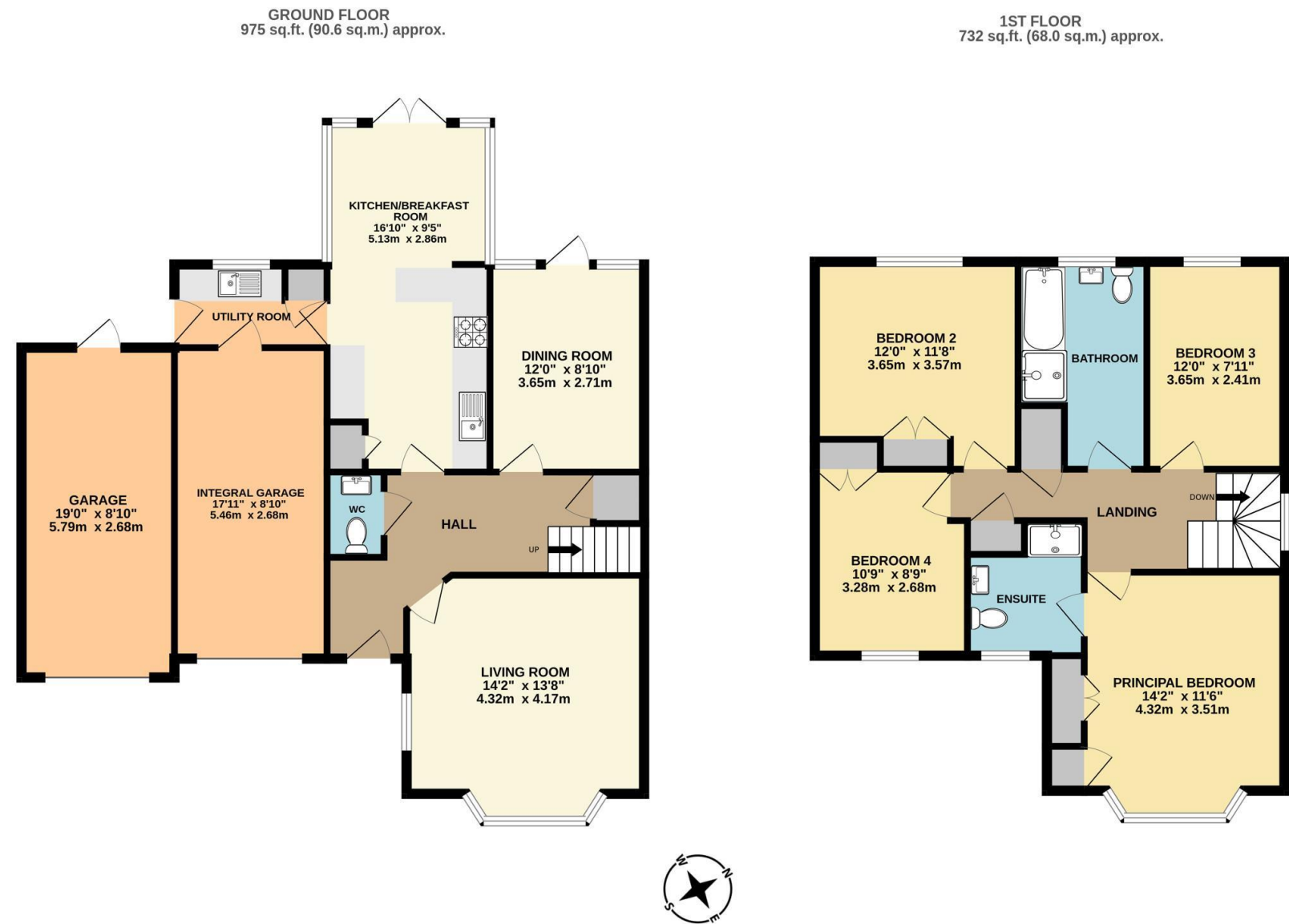
Local authority: Tonbridge and Malling Borough Council

Council tax: Band G (£3,337.00)

EPC: C (74)







APPROX TOTAL AREA EXCLUDING GARAGES 129 SQ.M / 1,414 SQ.FT

TOTAL FLOOR AREA : 1707 sq.ft. (158.6 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>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(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		





#### **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 Haysden Country Park which is a 64-hectare country park and Local Nature Reserve, 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 Chavassee 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 as well as Leigh Academy 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.





