



31 Stainer Road, Tonbridge, Kent, TN10 4DU

Guide Price £700,000 - £750,000

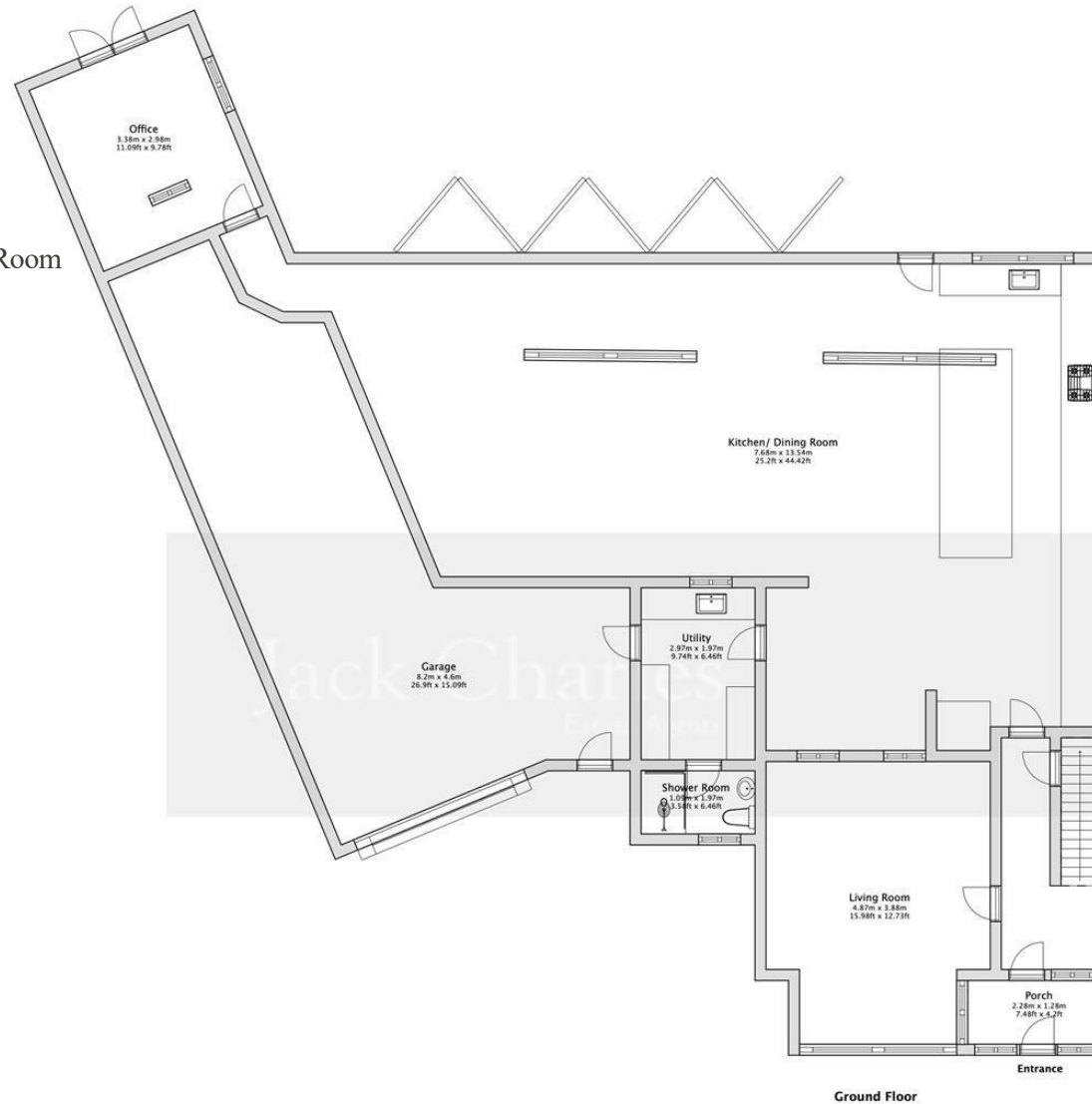
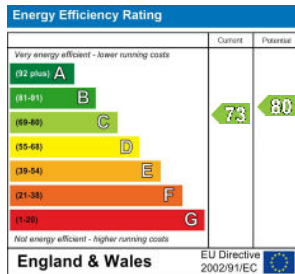
Jack Charles
Estate Agents

Sales & Lettings

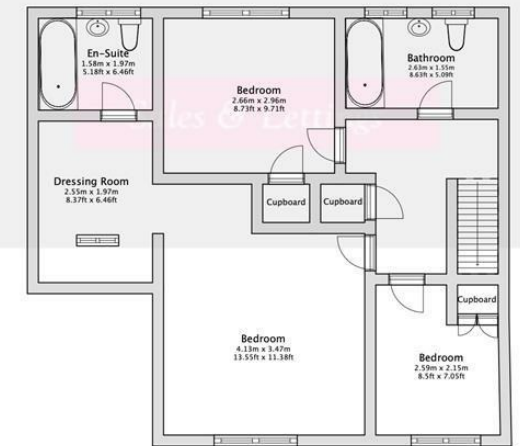
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FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Guide £700,000 - £750,000
- Substantially Extended Home
- Four Bedrooms
- 3 Bathrooms Inc Ensuite
- Stunning Open Plan Kitchen / Family Room
- Sitting Room
- Large Garage & Parking
- Landscape Gardens
- Close To Woodlands Primary School
- Viewings Recommended



31 Stainer Road
Approximate total internal area:
164.15m² (1766.9sqft)
Inc Garage:
192.83m². (2075.6sqft)
Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only.



First Floor

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To Be Sold

Jack Charles are delighted offer for sale this substantially extended and beautifully modernised semi detached property, situated in a popular location close to Woodlands Primary School and local shops. You enter the property into an entrance porch with large cupboard, hanging rail and door to the entrance hall, where there are doors to the sitting room, stairs to the first floor and a doorway through to a beautiful open plan kitchen / family room. The sitting room is to the front and has a bay window with wooden louvred shutters and real Gazco gas flame fire. The kitchen/family room is situated to the rear and has a bank of bi-fold doors and a window to rear, two roof lanterns, there is a fitted kitchen with Silestone Lagoon quartz worktops, central island and Neff appliances including a dishwasher, oven, combi oven/microwave, warming drawer and hob. Intergrated full height Fridge, as well as a freezer, pull out larder and le Mans corner unit. There is LED strip lighting and the room offers wonderful flexibility to how its arranged. There is access to a utility room, which in turn leads to a large garage and ground floor shower room/WC. The family room also has a small corridor leading to a ground bedroom which is currently being used as a study.

The first floor landing leads to 3 bedrooms and the family bathroom. Bedroom one is to the front, and has a walkthrough dressing room with wardrobes and a door to an ensuite bathroom.

Outside, the garden has been landscaped. There is a long driveway providing ample parking, wooden gates giving access to a further area of hardstanding to the front of the garage which provides further parking. The garage is enormous and is an irregular shape providing a wide and long area with power and light and an electric up roller door. The rear garden has an area of lawn, extensive flower and shrub borders, small paved patio, adjacent to kitchen. There are fruit trees, and there is a BBQ Hut (available by separate negotiation) .

Other benefits include Louvered shutters throughout the whole house, underfloor heating in the open plan living / family room, utility and ground floor shower room.

Tonbridge Location

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers a full scale of education from Nursery to College and includes Grammar & Private schools such as the well-renowned Tonbridge School. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

