

29 Stacey Road, Tonbridge, TN10 3AP.

Jack Charles

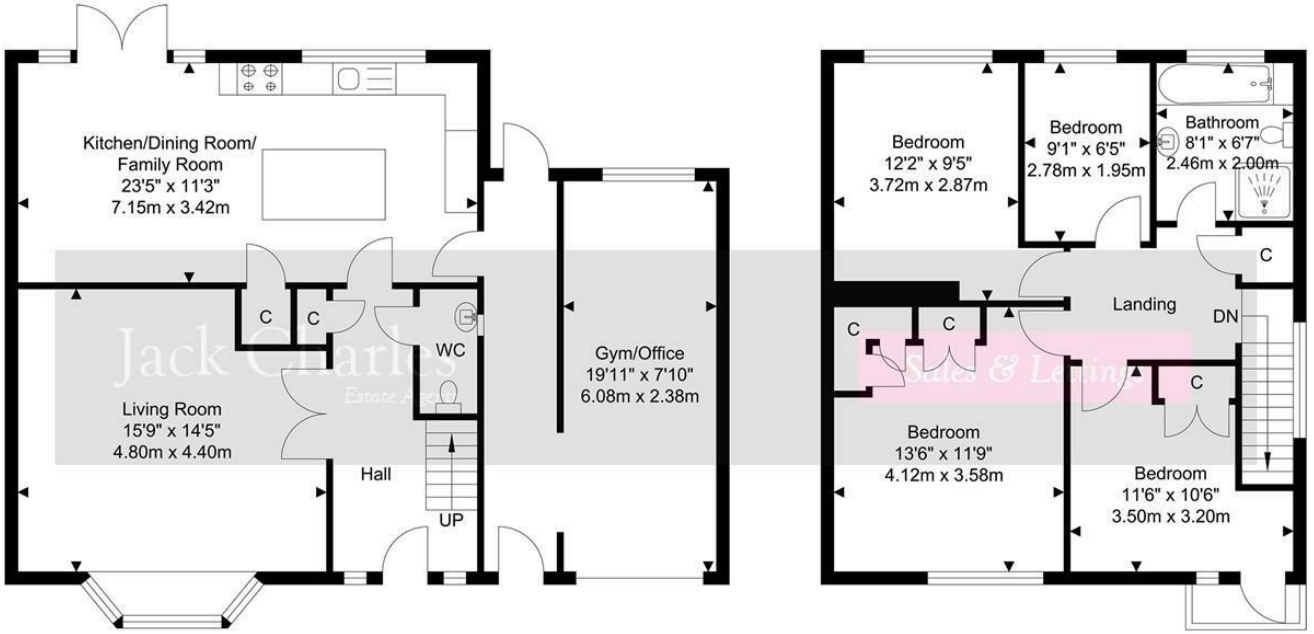
Asking price £775,000

Jack Charles
Estate Agents

Sales & Lettings

- Detached Family Home
- Four Bedrooms
- Family Bathroom
- Good Sized Living Room
- Kitchen / Dining Room
- Garage / Gym
- Walled Rear Garden
- Potential To Extend STPP
- No Onward Chain

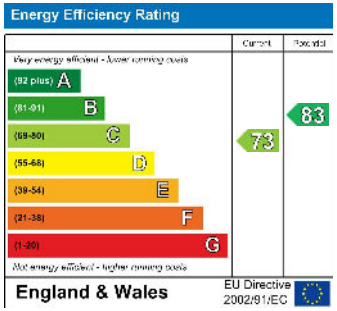
**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.




Ground Floor
Approximate Floor Area
868.32 SQ.FT.
(80.67 SQ.M.)

First Floor
Approximate Floor Area
609.56 SQ.FT.
(56.63 SQ.M.)

TOTAL APPROX FLOOR AREA 1477.88 SQ.FT. (137.30 SQ. M.)
For Identification Purposes Only.




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## To Be Sold

Jack Charles are delighted to offer for sale this attractive detached family home being sold with no onward chain and occupying a sought-after position on the borders of Tonbridge and Hildenborough. Beautifully maintained throughout, the property offers well-balanced accommodation, a delightful rear garden and excellent scope for further enlargement, subject to the necessary planning permissions and building regulations.

Like many properties along Stacey Road, there is excellent potential to extend above the garage, allowing purchasers the opportunity to create additional living space to suit their own requirements.

The property is entered via an attractive entrance hall with stairs rising to the first floor and a useful understairs cloakroom/WC. Double doors lead through to the spacious sitting room, a bright and welcoming reception room featuring an attractive fireplace and a pleasant outlook to the front.

A particular highlight of the home is the superb open plan kitchen/dining room, creating an ideal space for both everyday family life and entertaining. The kitchen is fitted with an extensive range of wall and base units with cupboards and drawers beneath complementary work surfaces. A central island provides additional preparation space and storage, with space for appliances beneath. Further features include a gas range cooker, integrated appliances, an American-style fridge/freezer and an inset sink with drainer. The dining area enjoys double doors opening directly onto the rear garden, allowing the inside and outside spaces to blend effortlessly.

A door from the kitchen leads into a useful side hallway, providing access to both the front and rear of the property, together with a wide opening into the garage.

The garage has been thoughtfully adapted as a home gym and insulated behind the original garage door. However, it still retains the original garage frontage and could easily be returned to a conventional garage if desired.

To the first floor are four well proportioned bedrooms, all served by a modern family bathroom. There is also access to a boarded loft via drop down ladder, providing additional storage space.

Outside, the rear garden is beautifully maintained and enjoys a good degree of privacy, being partially enclosed by an attractive brick wall. A brick pathway leads to a further seating area at the rear, providing an excellent space for entertaining or relaxing. The garden can be accessed via the side pathway or internally through the side hall, creating excellent practicality for family living. There is also a footpath just moments from the house, leading directly onto open farmland and countryside walks which would be well suited to families, dog owners and walkers. The property also benefits from being sold with no onward chain.

## Hildenborough Location

The property enjoys a highly convenient position on the borders of Tonbridge and Hildenborough, offering the best of both town and village living. Tonbridge High Street is within easy walking distance, while Hildenborough village provides an excellent range of local amenities together with a mainline railway station, large commuter car park and regular bus service during peak hours.

The surrounding countryside offers an abundance of scenic walks, whilst Tonbridge is a thriving market town renowned for its excellent shopping, restaurants, cafés and leisure facilities. The historic Norman castle and picturesque riverside park provide a wonderful focal point for the town, with attractions including indoor and outdoor swimming pools, tennis courts, children's play areas and miniature railway.

For commuters, both Tonbridge and Hildenborough stations offer fast and frequent services to London Bridge, Cannon Street and Charing Cross in approximately 40 minutes. The A21 provides convenient access to the M25 and wider motorway network.

The area is particularly well regarded for its excellent choice of schooling, including highly respected grammar, state and independent schools. There are also numerous historic attractions nearby, including Penshurst Place, Hever Castle, Knole Park and Chartwell, the former home of Sir Winston Churchill.























# Jack Charles

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