



# The Haydens Tonbridge Kent









## 35 The Haydens Tonbridge TN9 1NS.



An impressive, well presented, detached family home set in this exclusive and sought after location approximately half a mile from Tonbridge High Street.

Tonbridge High Street 0.5 of a mile, Tonbridge Station 1.0 mile, A21, 1.7 miles, Tunbridge Wells 5.5 miles, Sevenoaks 7.3 miles.

(All distances approximate)





## The Property

The front door opens into a spacious and inviting reception hall with a cloakroom and a W.C. Doors lead through to a fabulous, high specification open plan kitchen/dining room which is by Mark Wilkinson and is fitted with a central island and useful separate utility room. Accessed through the utility room, to the rear of the house there is also a study. There is a wonderful sitting room with feature log burner and double doors leading out onto the garden. There is also a separate dining room, perfect for entertaining guests.

On the first floor is the principal bedroom with large built in storage cupboards and a beautifully appointed en suite bathroom. There are four further bedrooms and a large family bathroom.

## Gardens and Grounds

The property is accessed via an attractive private driveway with parking for several cars and benefits from its own double garage fitted with an electric car charging point. There is also an attractive front garden. To the rear of the property is a well maintained garden mainly laid to lawn with a patio that runs the length of the property, perfect for al fresco dining.

## Tenure

Freehold



# Situation

The town, set in the Medway valley, traces back to the Saxon times and offers residents a mixture of character buildings, Norman castle, a river and beautiful parks along with comprehensive shopping including Waitrose and other leading high street brands. There are a range of cafe's bars and restaurants to cater for all tastes, leisure facilities, which include a swimming pool, several gym's, the angel centre, and various well established sporting clubs including Tonbridge Judians Rugby club and Tonbridge Angels football club and the towns cricket club. There are a host of excellent schools both state and private with Hilden Grange, Hilden Oaks and the world renowned Tonbridge school being in close proximity. Furthermore there are a selection of some of the most sought-after primary, grammar and state schools in the town. There are golf courses at Poulwood, Kings Hill and Nizels. The mainline station offers direct services to London Bridge (36 mins), London Charing Cross (44 mins) and London Cannon Street (44 mins). The M25 (Junction 5) lies 7.3 miles away linking up with the wider motorway network including London, Gatwick and Heathrow airports, the Channel Tunnel, Bluewater Shopping Centre and Ebbsfleet International Station.

# Directions (TN9 INS)

From Tonbridge railway station, head north on Quarry Hill road, when you reach the first roundabout continue straight over, cross the River Medway and continue straight on until you reach the next roundabout, at this roundabout take the 3rd exit onto Yardley Park road. The Haydens is the first turning on the right hand side and number 35 will be found on the left hand side.

# Services

Mains water, electricity and drainage. Gas fired central heating.

# Local Authority

Tonbridge and Malling Borough Council. Tel: 01732 844522.







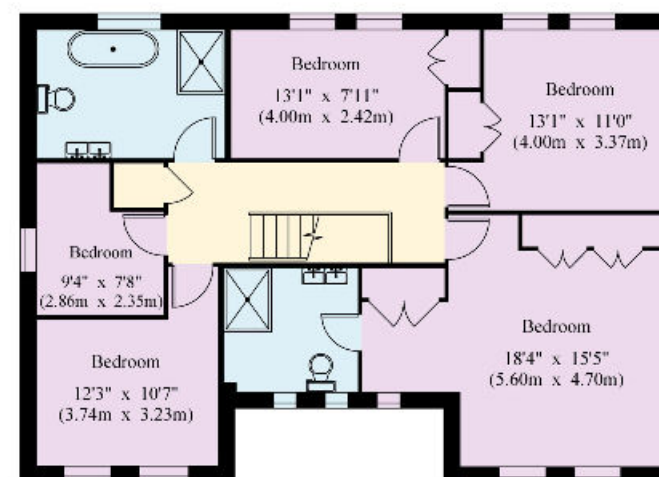
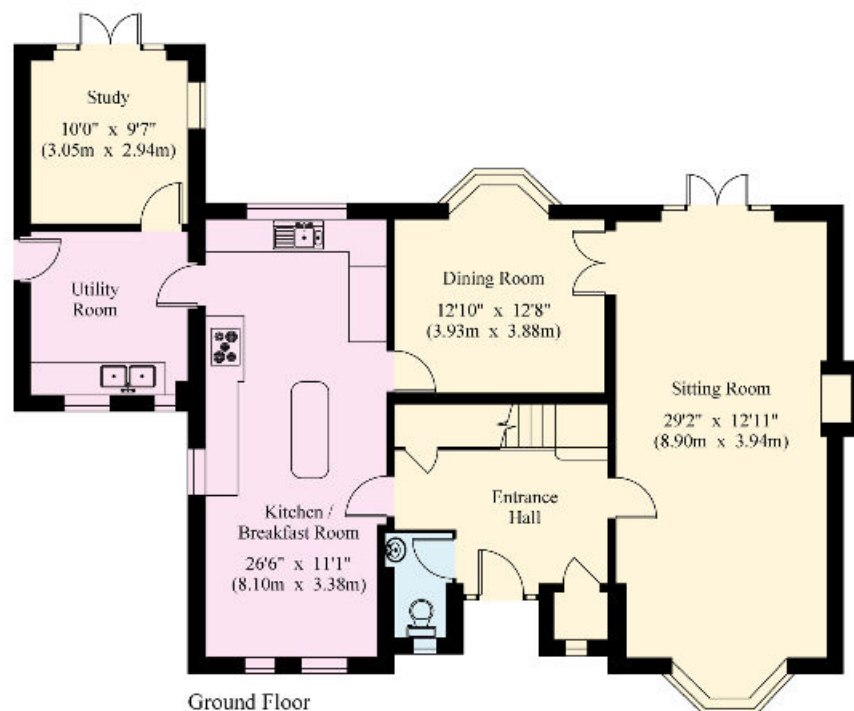
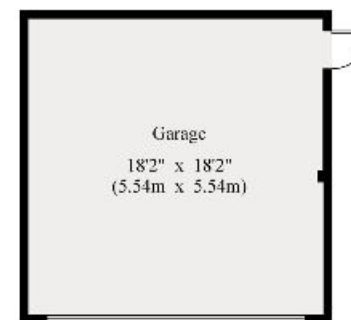


**Approximate Gross Internal Floor Area**

**House - 203.8 sq m/2193 sq ft**

**Garage - 30.5 sq m/ 328 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



First Floor



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Particulars dated September 2021. Photographs and videos dated September 2021.

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