



Spacious & newly refurbished family home with off road parking, within approx. 2.3 miles of Tonbridge station.

**42 Greentrees Avenue, Tonbridge, Kent, TN10 4NE**

Guide Price £695,000, Freehold









- No onward chain • Newly refurbished throughout
- Tonbridge station approx. 2.3 miles
- Tonbridge High Street approx. 1.7 miles
- Attractive south-east facing rear garden • Off road parking

#### Local Information

• Comprehensive Shopping: Tonbridge High Street (1.7 miles) and Sevenoaks 7.9 miles) provide supermarkets, high street retailers and a multitude of pubs and restaurants. Tunbridge Wells (6.9 miles) and Bluewater (24 miles).

• Mainline Rail Services: Tonbridge (2.3 miles) to London Bridge/Charing Cross.

• Primary Schools: Shipbourne and Tonbridge.

• Secondary Schools: Judd Boys Grammar, Tonbridge Girls Grammar and Weald of Kent Girls Grammar School.

• Private Schools: Somerhill, Hilden Grange, Hilden Oaks, Tonbridge, Sevenoaks and Kent College, Pembury.

• Leisure Facilities: Nizels Golf and Fitness centre in Hildenborough. Poult Wood Golf Club, Tonbridge. Also in Tonbridge are outdoor and indoor pools, the Angel Leisure Centre and a range of sporting clubs to include football, baseball, swimming and sailing.

• Please note all distances are approximate.

#### About this property

42 Greentrees Avenue is a detached family home, recently refurbished to an excellent standard throughout and benefitting from no onward chain. The light and well-presented accommodation is arranged over two floors and provides a versatile, well-proportioned space, ideal for entertaining and family living. Salient points include modern kitchen and bathroom suites, four bedrooms, a south-east facing rear garden and off road parking. Also of note is the excellent location to Tonbridge town centre, local schools and the station.

• The triple aspect family/dining room is a superb space, ideal for modern living, with views and sliding doors to the decked terrace.

• The double aspect sitting room benefits from a fireplace and the study is also double aspect.

• The kitchen/breakfast room is fitted with a stylish range of wall and base units, including a breakfast bar and integral appliances. This room is open to the family/dining room.

• The adjoining utility room has further storage and space for appliances.

• A well-appointed shower room completes this floor.





- Arranged over the first floor are four bedrooms, one served by a stylish en suite shower room and three with skylights and eaves storage.

- A modern and well-appointed family bathroom with a free standing bath and separate shower completes the accommodation.

- To the front is a driveway providing parking that leads to a useful store room. A shaped area of lawn is enclosed by a retaining low brick wall with established evergreen shrubs to the perimeter and there is a gated pedestrian access to the side.

- To the rear, a decked terrace with wooden balustrade provides an ideal area for al fresco entertaining. The attractive south-east facing garden is predominantly laid to lawn with close boarded fencing and established deciduous trees to the boundary, proving a high degree of privacy.

### **Local Authority**

Tonbridge and Malling Borough Council. Tax Band 'E'.

### **Energy Performance**

EPC Rating = C

### **Directions**

From Sevenoaks proceed southwards towards Hildenborough on the B245. Continue through Hildenborough and turn left into Dry Hill Road/Yardley Park Road signposted Shipbourne. Proceed to the end of the road before turning left onto the Hadlow Road/A26. Continue for approx. 0.3 of a mile before turning left onto Orchard Drive. Take the first turning on the right onto Greentrees Avenue and follow the road round. The road bears to the right and becomes a cul-de-sac, and No.42 can be found on the right.

### **Viewings**

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.







42 Greentrees Avenue, Tonbridge, Kent, TN10 4NE  
Gross Internal Area 1936 sq ft, 179.9 m²

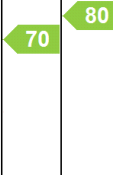


 |  savills | savills.co.uk

James Stacey-Clear  
Sevenoaks  
+44 (0) 1732 789 700  
james.staceyclear@savills.com

42 Greentrees Avenue, Tonbridge  
Gross internal area (approx) 179.8 sq m/ 1936 sq ft



For identification only - Not to scale  
© Trueplan (UK) Limited

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210729AITT

