

**Smithers Close,** Tonbridge

Guide Price £600,000

3 1 2 C

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## Property Summary

Guide Price: £600,000 - £625,000

An attractive three bedroom semi-detached house with a stunning GROUND FLOOR EXTENTION, OFF STREET PARKING (2 cars), WEST facing rear garden and GARAGE CONVERSION offered to the sales market. This charming house is spacious, with generous rooms and beautifully proportioned accommodation throughout. Flooded in light, with a gorgeous kitchen / diner / lounge on the ground floor, the house seamlessly blends, modern open plan living, with a high spec finish and a warm and cosy vibe. Located within a residential cul sac of similar properties, the house benefits from a quiet yet convenient location, close to the centre of Tonbridge and within the catchment of lots of excellent schools. The close itself is well known for its friendly atmosphere and community feel.

You enter into a welcoming entrance hallway, that's spacious and nicely appointed. Large enough for buggies and boots, it sets the tone for this fab home. The centre piece of property lies ahead - the stunning extended kitchen / diner / lounge which has been created with a full width extension. Its a genuinely gorgeous space with a wall and roof of glass - flooding the room in light, whilst offering beautiful glimpses of the rear garden beyond and the sky above. The kitchen is super modern and fully fitted with an extensive range of high gloss cream units, quartz worktop, integrated appliances, plus an Island with inset sink. With ample space for both a dining room table & chairs plus lounge space, tasteful engineered wood floor and bi-fold doors, this is a special place and the heart of the house. The ground floor is completed with a large and comfortable front reception plus a study/office created by a garage conversion. The large WEST facing garden is hard landscaped, and an incredible sun trap. On the 1st floor, there are three bedrooms - all nicely presented with lots of light - plus a family bathroom with a two piece suite and separate walk in shower.

Sydenham Sales
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## Property Summary

- Three bedroom house
- Semi-detached property
- Off street parking
- Fabulous ground floor extension
- Garage conversion
- Residential cul de sac
- Flooded with light
- WEST facing rear garden
- Studio / study room
- EPC rating is C, council tax is E

## Our Vendor Loves...

Our Vendor Loves..
"There's so much I've adored about living here. Surrounded by gorgeous walks in natural beauty and river kayaking. A friendly, welcoming neighbourhood, both the cul de sac and village. Close proximity to Tonbridge high-street for socialising, shopping, gym, outdoor pool, super easy by car or bus. An effortless commute to London and easy bus ride to school.
The best coffee and cake in Tonbridge only a 5 minute walk (Weathered and Worn cafe).
Our home has wrapped us in a warm, comforting energy, complimented by a sunny rear garden and star lit nights. We've enjoyed the spacious, delightful open plan living, entertaining friends, sharing cooking or just simply hanging out, making memories as my son would say. We've been immensely happy here and would pick it up and take it with us if we could."











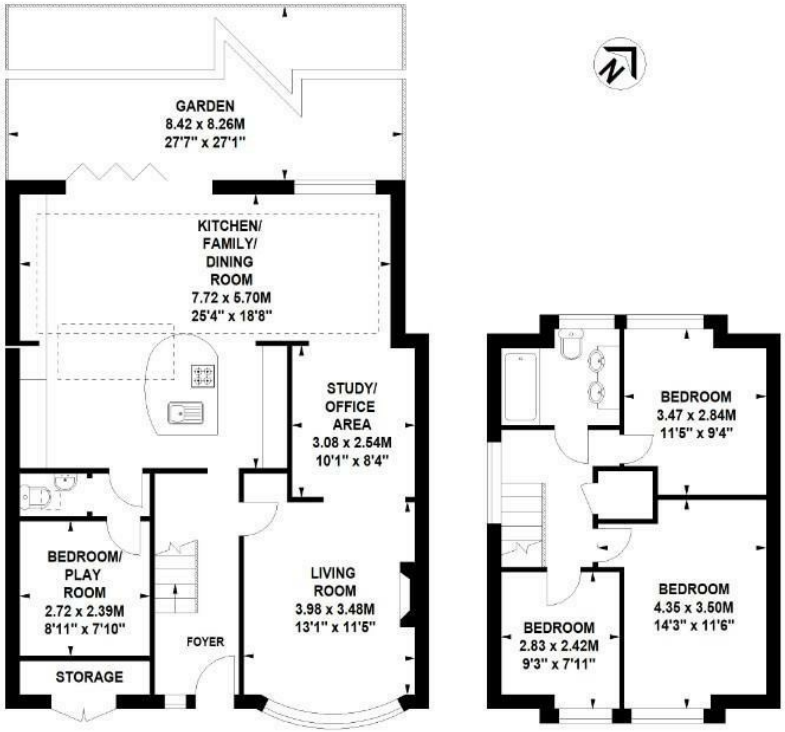




## Smithers Close

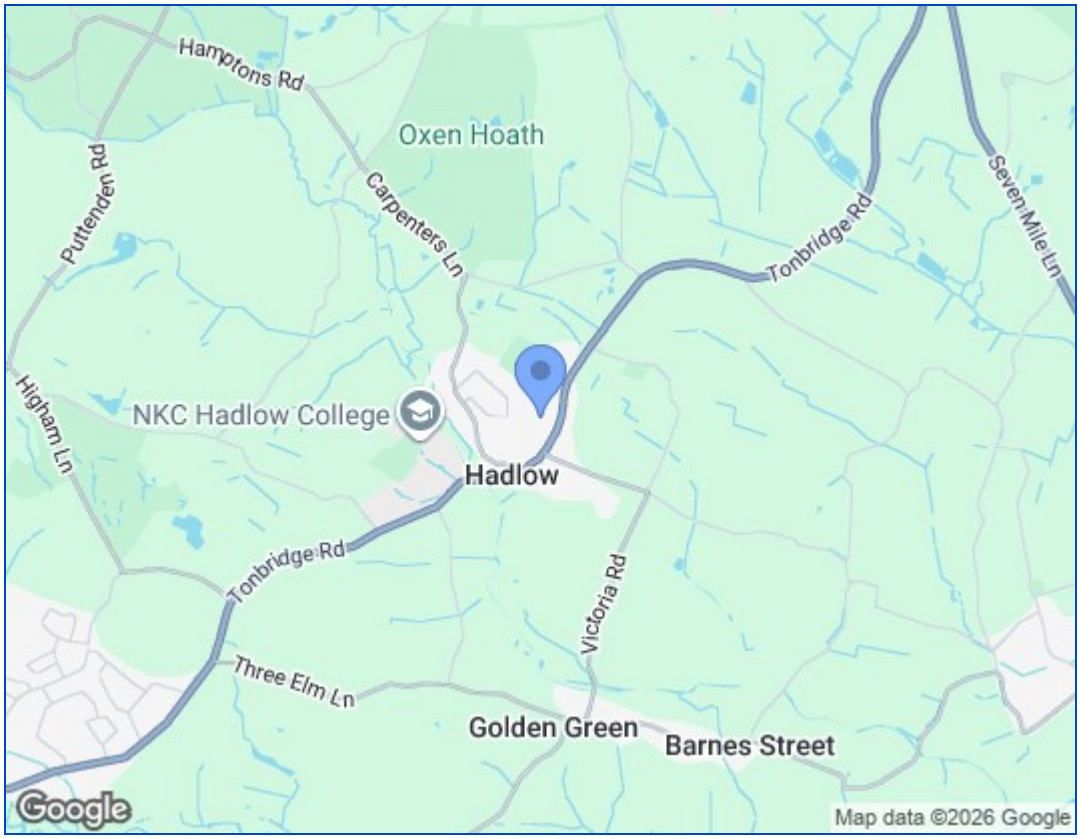
APPROXIMATE GROSS INTERNAL AREA

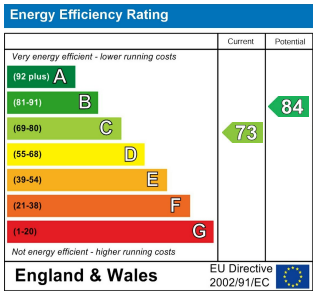
**126.34 m² / 1360 sq ft**




**Ground Floor** **First Floor**

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY




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