



GOLDSMID ROAD, TONBRIDGE
OFFERS OVER £475,000



WOOD & PILCHER

Goldsmid Road, Tonbridge

SEMI-DETACHED HOUSE WITH PARKING FOR TWO...good sized accommodation arranged over three floors, three bedrooms, bathroom & en-suite...stroll to town, station and three OUTSTANDING Grammar schools, all within a mile.



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**BRANCHES AT CROWBOROUGH, HEATHFIELD, TONBRIDGE WELLS,
SOUTHBOROUGH, TONBRIDGE & ASSOCIATED LONDON OFFICE**

SITUATION: The property is situated in the vibrant town of Tonbridge which offers an eclectic mixture of bars, restaurants, shops and of course Tonbridge train station offering fast and frequent services to central London. The town is well served regarding schooling for all ages with a wide range of primary, secondary, grammar and a number of public schools. Recreational facilities in and around Tonbridge include Haysden country park, rowing and river activities, Tonbridge indoor/outdoor swimming pools, Angel leisure centre, the annual summer carnival; plus the historic Tonbridge castle which offers many more activities and numerous popular yearly events.

ENTRANCE HALL: Radiator, under stairs cloaks cupboard.

SITTING ROOM: Obscured double glazed window, radiator, serving hatch to kitchen, feature fireplace, doors to;



CONSERVATORY

DINING/FAMILY ROOM: Double glazed window, radiator.

KITCHEN: Double glazed window, radiator, part tiled walls, range of eye and base level units with breakfast bar, incorporating bowl and a half stainless steel sink unit with mixer tap, built in oven and hob with extractor over, integrated fridge freezer, space for washing machine, slimline dishwasher and breakfasting table if so desired.

FIRST FLOOR LANDING: Double glazed window, door to stairs leading to second floor bedroom.

BATHROOM: Obscured double glazed window, part tiled walls, heated towel rail, airing cupboard, low level WC, wash hand basin with mixer tap, tiled splash back and cupboards beneath, panel enclosed bath, mixer tap and shower over.

BEDROOM: Double glazed window, radiator, built in wardrobe.

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SECOND FLOOR

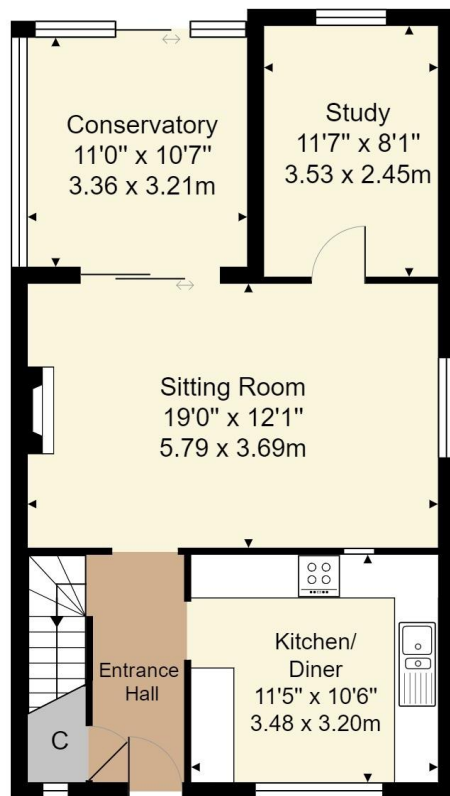
BEDROOM: Double aspect with double glazed windows to front and rear, radiator, built in wardrobe, further eaves cupboard, door to;

EN SUITE: Obscured double glazed window, radiator, tiled floor, part tiled walls, extractor fan, low level WC, pedestal wash hand basin, panel enclosed mini bath with shower over.

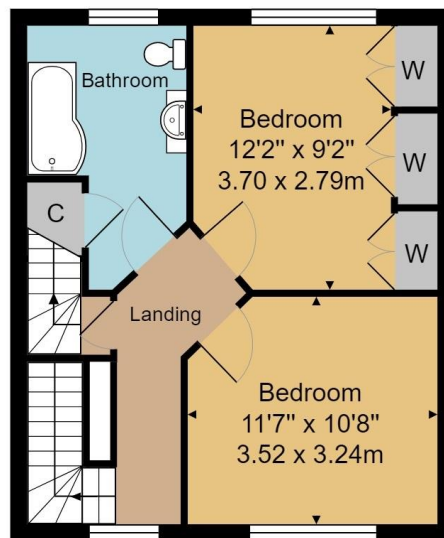
OUTSIDE: Frontage affording off street parking for two cars, lawned rear garden with patio, flower and shrub borders, wooden shed and side access.

VIEWING: By appointment with Wood & Pilcher on 01732 351135

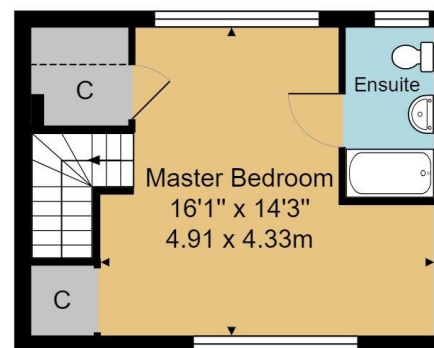




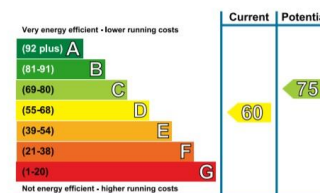
Ground Floor



First Floor



Second Floor



Approx. Gross Internal Floor Area 1359 sq. ft / 126.26 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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