



DRY HILL PARK ROAD, TONBRIDGE

£1,150,000



WOOD & PILCHER

Dry Hill Park Road, Tonbridge

EXQUISITELY PRESENTED VICTORIAN TOWNHOUSE in the prestigious Dry Hill Park Road. This loved family home has been finished with a precise attention to detail to create an elegant yet functional home. From the fireplace in the bathroom to the veranda with tree top views this is one you simply cannot afford to miss...

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.

UPPER GROUND FLOOR

ENTRANCE HALL

Radiator, feature staircase with French polished handrail, tiled floor.

LOUNGE

Three single glazed sash windows in bay configuration, feature fireplace, bookshelves with cupboards set in alcoves, two radiators, ornate ceiling rose, exposed wooden flooring.

LOUNGE TWO

Two radiators, single glazed French doors to veranda with rear aspect, fireplace, ornate ceiling rose, architraving.

W/C

Single glazed sash window, back to wall W/C, small wash hand basin with mixer tap, radiator.



LOWER GROUND FLOOR LANDING

Two single glazed sash windows, useful built in under stairs storage, door to side for access to garden, radiator.

KITCHEN

Island with wooden maple top, range of half and full depth cupboards and draws, Neff fridge freezer, Falcon range oven with extractor over, composite granite worktops with a range of base and eye level units with under lighting, integrated dishwasher, bay window with single glazed sash windows, window seat, double butler sink with mixer tap, intercom, part tiled walls, limestone flooring, down lighting over island, foot heater, two push to open full height larder cupboards.

THROUGH TO DINING AREA

DINING SPACE

Single glazed French doors to rear, hidden storage cupboard behind French shutters, two radiators, limestone flooring following through from kitchen.

UTILITY ROOM

Single glazed sash window, space for washer and dryer, stainless steel sink with mixer tap and drainer, base level units, boiler cupboard.

WINE CELLAR

With lighting.

W/C

Single glazed sash window, back to wall W/C, Basin over cupboards with mixer tap, push to open storage cupboard, radiator.

FIRST FLOOR LANDING

Double aspect with stained glass feature windows, cupboards.

BEDROOM

Two single glazed sash windows, two radiators, feature fireplace, cupboard under stairs.

BEDROOM

Single glazed sash window, radiator, view to rear.



SHOWER ROOM

Single glazed sash window with French shutters, waterfall shower cubicle with mosaic type tiles, back to wall W/C, sink over cupboards with mixer tap, heated towel rail, radiator.

SECOND FLOOR LANDING

Intercom.

BEDROOM

Single glazed sash window, radiator, feature fireplace.

BEDROOM

Single glazed sash window, radiator.

BEDROOM

Single glazed sash window, radiator, four built in wardrobes.

BATHROOM

Single glazed porthole window, fireplace, radiator, sink over cupboards with mixer tap, back to wall W/C, bath with industrial style mixer and shower over.

AGENT'S NOTES

Viewing by appointment only with Wood and Pilcher on 01732 351135.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliance their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



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Approx. Gross Internal Floor Area 2485 sq. ft / 230.8 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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