



Ibbett Mosely

Sychem Place, Five Oak Green, Tonbridge TN12 6TS  
Price £400,000





## Sychem Place, Tonbridge, TN12 6TS

**NO FORWARD CHAIN AND REDUCED FOR A QUICK SALE with this Extended Link-Semi-Detached 3 / 4 bedroom family home with plot of 0.09 of an acre situated in popular village with main road and Cul de sac location.**

- Main road and cul de sac position village location
- Close to local amenities
- Semi detached family home
- Three bedrooms
- Large kitchen/Breakfast Room
- Study/bedroom 4
- Newly fitted kitchen with oven, Hob and slimline Dishwasher
- Redecorated
- Vacant Possession
- Good size garden with plenty of parking off main road

**NO FORWARD CHAIN !!** This spacious extended family home has been redecorated, with mostly newly laid carpets, Newly Fitted Kitchen, spacious 21' Lounge, Ground floor Bedroom 4/Study, ample off road parking and is situated in a popular and quiet residential location that is close to the local amenities including the village shop and primary school.

### DESCRIPTION

This spacious family home has been redecorated, with mostly newly laid carpets, Newly Fitted Kitchen and is situated in a popular residential location that is close to the local amenities including the village shop and primary school.

Entrance through front porch, Door to Entrance Hallway, inner hall with stairs to first floor and then leading Spacious Lounge 21'5 x 17'1 with double glazed window to front and feature fireplace, Newly fitted Kitchen 11'2 x 10'4 with double glazed patio doors to outside, with range of fitted base and wall mounted kitchen units with built in oven, electric hotplate and extractor fan over, Built in Slimline Dishwasher, Separate Dining 10'9 x 9'11 with double glazed window to rear, Bedroom4/ Study 14 x 7'6 with double glazed window. There is a utility room with double glazed window to front, gas boiler with plumbing for washing machine. leading to WC with plumbing for a wc and potential for shower. To the first floor there is the main bedroom 11'3 x 10'11 with double glazed window to front, Bedroom 2 10'11 x 6'11 to 10'11 with double glazed window to front, Bedroom 3 / Box room 7'5 x 6'3 with deep built in cupboard and double-glazed window. There is a family bathroom with suite comprising Wc, Wash hand basin with Bath and shower attachment over.

### Outside

To the front of the property approached via the cul de sac the property is screened with conifers and garden laid to lawn.

The property is set back from the road and benefits from ample parking and the rear garden has access from the main road with hardstanding and garden laid to lawn

### LOCATION

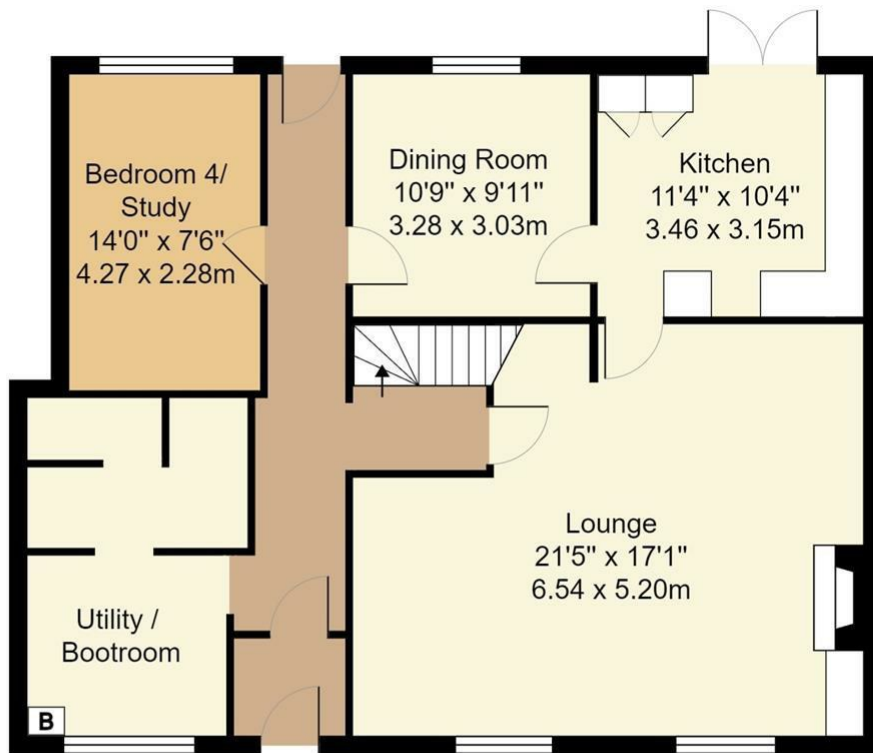
Five Oak Green offers the perfect balance of friendly established community and rural village life. The property is well located for those who need to commute with a short drive to Paddock Wood with its mainline station with fast links to London Bridge and Charing Cross. There is also the excellent 'A' road network which provides easy access to the M20/A21 and beyond. The village lies between the larger towns of Tonbridge and Tunbridge Wells, with its larger shopping amenities and grammar and private schooling.

### AGENTS NOTE

Council Tax Band: B Annual Price: £1,579 (avg)  
Conservation Area No Flood Risk Very Low







**Ground Floor**



**First Floor**

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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