



Ibbett Mosely

The Forge, Five Oak Green, Tonbridge TN12 6RQ
Price guide £319,950



The Forge, Tonbridge, TN12 6RQ

Well presented 2 bedroom end of terrace property with allocated parking situated in the popular village of Five Oak Green. NO FORWARD CHAIN.

- Well Presented 2 Bedroom end of Terrace Property NO FORWARD CHAIN.
- Modern Kitchen with space for appliances
- Gas fired heating
- Enclosed rear garden and open plan front garden
- Lounge with double patio doors to rear garden
- Two Double bedrooms
- Double glazing
- Entrance Hallway with laminate flooring
- Modern Bathroom with attractive tiling
- Allocated car parking space

This 2 bedroom well presented end of terrace property provides spacious living accommodation and would ideally suit a first time buyer. The property comprises entrance hall, Modern kitchen, lounge/dining room, 2 double bedrooms and bathroom. Externally the property offers an enclosed low maintenance rear garden with open plan front garden and allocated parking. NO FORWARD CHAIN.

DESCRIPTION

The accommodation comprises as follows;

Covered porch with entrance through replacement front door leading into the hallway with laminate effect flooring. Stairs to first floor with attractive staircase.

There is a modern fitted kitchen which provides base and wall mounted kitchen units with work surface and tiled surround. There is a stainless steel extractor hood with space for appliances, space and plumbing for slimline dishwasher and washing machine. Space for electric cooker, space for double size fridge/freezer. The sink unit overlooks the window to the front.

To the rear of the property is a spacious and bright lounge/dining area with double patio doors opening out to the lovely rear garden

On the first floor the property has two large double bedrooms. The modern family bathroom has a fitted tiled bath with overhead shower attachment, wash hand basin with unit under and WC with tiled surround and flooring.

The first floor landing has an extended loft hatch with ladder and could potentially provide extra accommodation subject to the usual planning and building regulations.

Externally the rear garden is entirely artificially grassed offering low maintenance and the garden is fence panelled surround offering degrees of privacy. There is a gate and rear access to the allocated parking. The front garden is open plan and laid to lawn

Entrance Hall
 Kitchen Area: 12'6 x 7'2 (3.81m x 2.19m)
 Lounge: 15'9 x 13'3 (4.80m x 4.04m)
 Landing
 Bedroom 1: 13'3 x 11'5 (4.04m x 3.48m)
 Bathroom
 Bedroom 2: 10'0 x 9'9 (3.05m x 2.97m)

LOCATION

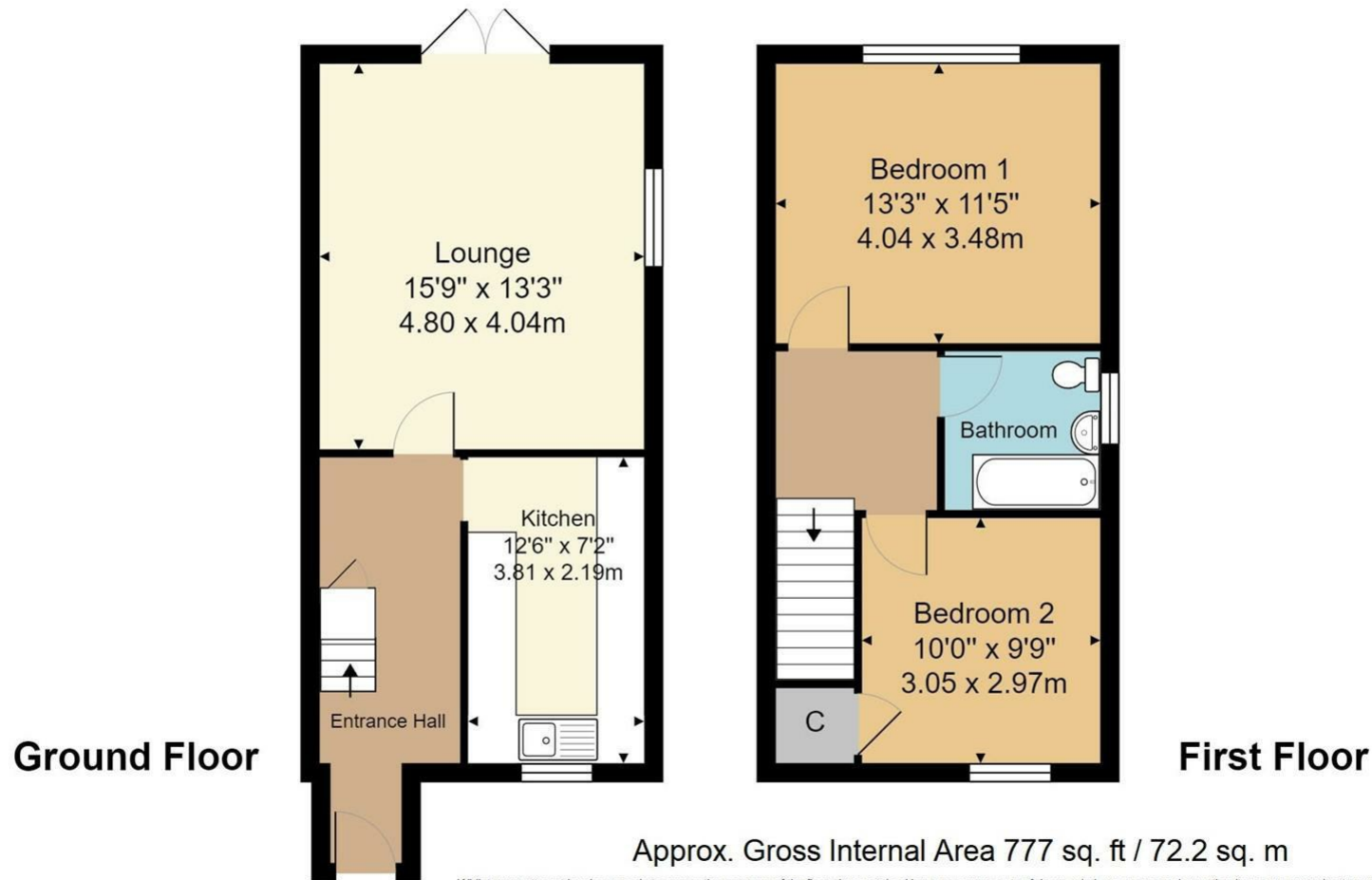
Five Oak Green village offers Post Office, General Store, and Capel Primary School and Capel Gym (Private Gym and Studio situated in the centre of the village and has great appeal with the local residents). The neighbouring towns of Paddock Wood, Tonbridge and Tunbridge Wells are approximately 2 and 4 miles distant respectively. Paddock Wood being the nearer town offers Waitrose supermarket, library, shopping for every day needs to include butchers, bakers, chemist, main line station to London Charing Cross, Waterloo East, London Bridge/Ashford International, Dover Priory. Easy access links to A21, M25. Tunbridge Wells offers Victoria Place shopping centre with a wide variety of shops to include Marks & Spencers, the historic Pantiles with bistros and bars alike. A wide variety of schools and sporting facilities. Schools - Tonbridge offers both grammar and secondary, Paddock Wood offers secondary schooling with a grammar stream.

AGENTS NOTE

Local Authority Kent
 Council Tax Band: C
 Annual Price: £1,989







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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