



2 Bedroom End of Terrace House with Garden in Central Tonbridge

This two bedroom end of terrace house sits in a quiet cul-de-sac in the heart of Tonbridge. Tonbridge mainline station and Tonbridge High Street are both a 10 minute walk away. The property has a living room with feature fireplace and separate dining room. The fitted kitchen is well equipped with washing machine, slimline dishwasher, fridge, freezer, double oven and electric hob. The master bedroom has two fitted wardrobe cupboards, and there are further storage cupboards in the second bedroom. The upstairs family bathroom has a full length bath and separate shower. Outside, the rear garden is mainly laid to lawn with a patio and shed. Double glazing throughout, EPC band D, council tax band C, gas central heating. Street permit parking. No chain. Viewing highly recommended.





ACCOMMODATION

Living Room 13' 1" x 10' 11" (3.98m x 3.34m)

The living room has a double glazed window that overlooks the front garden. There is a fireplace, a wall mounted shelf, a TV point and a radiator with thermostatic valve.

Dining Room 14' 4" x 13' 1" (4.37m x 3.98m)

The dining room has a double glazed window that overlooks the rear garden. There is an under stairs cupboard, a feature fireplace, a TV point, a fitted desk and a radiator with thermostatic valve.

Fitted Kitchen 12' 3" x 7' 8" (3.73m x 2.34m)

The dual aspect fitted kitchen overlooks the rear garden. There is a sink with mixer tap, a double oven, a four ring electric hob, an undercounter fridge, a freezer, a washing machine and a slimline dishwasher. A uPVC stable door gives access to the back garden.

Master Bedroom 13' 0" x 10' 11" (3.97m x 3.33m)

The master bedroom has a double glazed window that overlooks the front of the property. There are two fitted wardrobe cupboards and a radiator with thermostatic valve.

Bedroom 2 11' 0" x 8' 11" (3.35m x 2.71m)

The second bedroom has a double glazed window that overlooks the rear garden. There are two storage cupboards, some wall mounted shelving, and a radiator with thermostatic valve.

Family Bathroom 8' 10" x 7' 7" (2.68m x 2.3m)

The upstairs family bathroom has a full length bath and separate corner shower. There are two double glazed windows, a WC, a wall mounted basin with storage underneath, a wall mounted cabinet with mirror door and a radiator with thermostatic valve.

Rear Garden

The rear garden is mainly laid to lawn. There is a patio area, and a shed with light and power.

Location

Pembury Grove is a quiet cul-de-sac in the heart of Tonbridge. Sainsbury's Supermarket is a 10 minute walk away. Tonbridge mainline station is also 10 minutes away on foot. The wide variety of shops and cafes on Tonbridge High Street is easy walking distance.

Parking

Street permit parking is available on Pembury Grove.

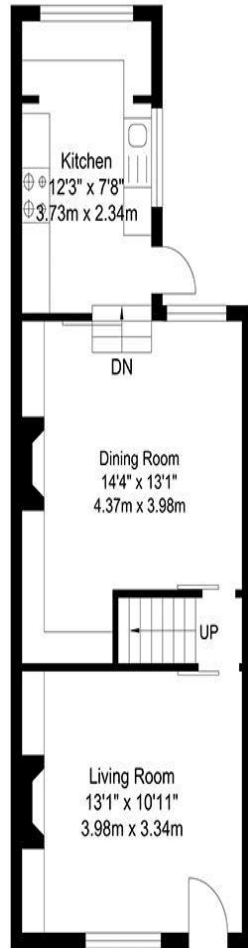
EPC and Council Tax

Energy Performance Certificate band D. Council tax band C, £1999.53 for 2024-25.

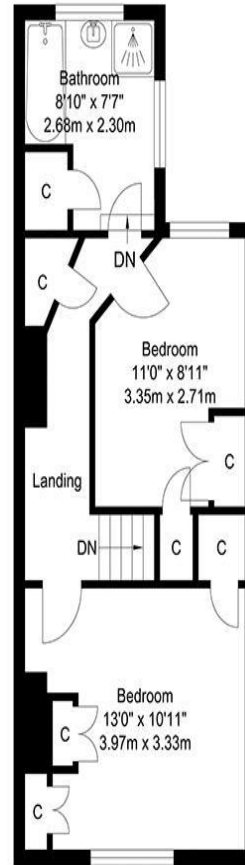




FLOOR PLAN



Ground Floor
Approximate Floor Area
431.09 SQ.FT.
(40.05 SQ.M.)



First Floor
Approximate Floor Area
404.61 SQ.FT.
(37.59 SQ.M.)



TOTAL APPROX FLOOR AREA 835.71 SQ. FT / 77.64 SQ. M
For Identification Purposes Only.

IMPORTANT NOTICE

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