



ESTRIDGE WAY

TONBRIDGE – GUIDE PRICE £500,000 - £550,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

58 Estridge Way

Tonbridge, Kent, TN10 4JX

**Entrance Porch - Cloakroom - Lounge/Dining Room -
Kitchen/Breakfast Room - Conservatory - Three Bedrooms
- Bathroom - WC - Garage - Driveway - Front And Rear
Gardens**

GUIDE PRICE £500,000 - £550,000 Situated on a sought after road in North Tonbridge is this very well presented three bedroom semi detached house. The property offers bright and spacious accommodation which could be further extended if desired, subject to the necessary consents. Stepping into the property there is an entrance hall with ample space for coat and shoe storage and a door takes you into the useful cloakroom. The large sitting room is light with dual aspect windows and has a feature fireplace, ample space for a dining table and chairs and double doors opening to the conservatory. The modern fitted kitchen is finished with butchers block worksurface and integrated appliances with a stable door to the side which takes you to garden and garage respectively. The large principle bedroom is located on the first floor with a front aspect and has a fitted wardrobe. There are two further double bedrooms in addition to the family bathroom with a separate WC and good sized landing with airing cupboard and loft access. One could convert the loft easily from here (SSTP) if desired. Outside the property has a large and private rear garden predominantly laid to lawn with a pear and apple tree, side access to the front with garden and driveway and access to the home office from the side This has been converted from the garage with power, light, under floor heating (which is on a separate control to the house) and a range of built in cupboards. This property is offered for sale with NO CHAIN.

ENTRANCE PORCH:

Double glazed floor to ceiling window with side aspect, door to cloakroom & sitting room, space for coats & shoes.

CLOAKROOM:

Frosted double glazed window with front aspect, WC, wall hung basin, radiator.



SITTING/DINING ROOM:

Front aspect double glazed window, feature fireplace, radiator, stairs to first floor, door to kitchen and double doors to conservatory.

CONSERVATORY:

Traditional brick and double glazed construction with double doors opening to the garden, single sink unit.

KITCHEN/BREAKFAST ROOM:

Rear aspect double glazed window, stable door to side, fitted with range of cream shaker style cupboards and drawers and a wood worksurface and tiled splashbacks, integrated dish washer, halogen hob and electric oven, integrated fridge freezer, sink unit with mixer tap, ceiling spotlights.

FIRST FLOOR LANDING:

Side aspect double glazed window, loft hatch, airing cupboard, radiator.

BEDROOM:

Front aspect double glazed window, radiator.

BEDROOM:

Front aspect double glazed window, radiator.

BEDROOM:

Rear aspect double glazed window, radiator.

BATHROOM:

Rear aspect frosted double glazed window, panel enclosed bath with shower over, basin with drawer underneath, tiled walls.

WC:

Frosted double glazed window with rear aspect, WC.

HOME OFFICE/ GARAGE

Converted into an office with a damp proof membrane and under floor heating which is independently operated to the main house, power, light and a range of built in cupboards.

OUTSIDE FRONT:

Shingle and stepping stone pathway to front, raised flower beds, parking for one car on brick built driveway.



OUTSIDE REAR:

Southerly aspect with several fruit bearing trees including apple and pear and cobnuts, mainly laid to lawn which has been allowed to re-wild this year for the protection of wildlife.

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.

TENURE:

Freehold.

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher 01892 511311

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 obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances 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

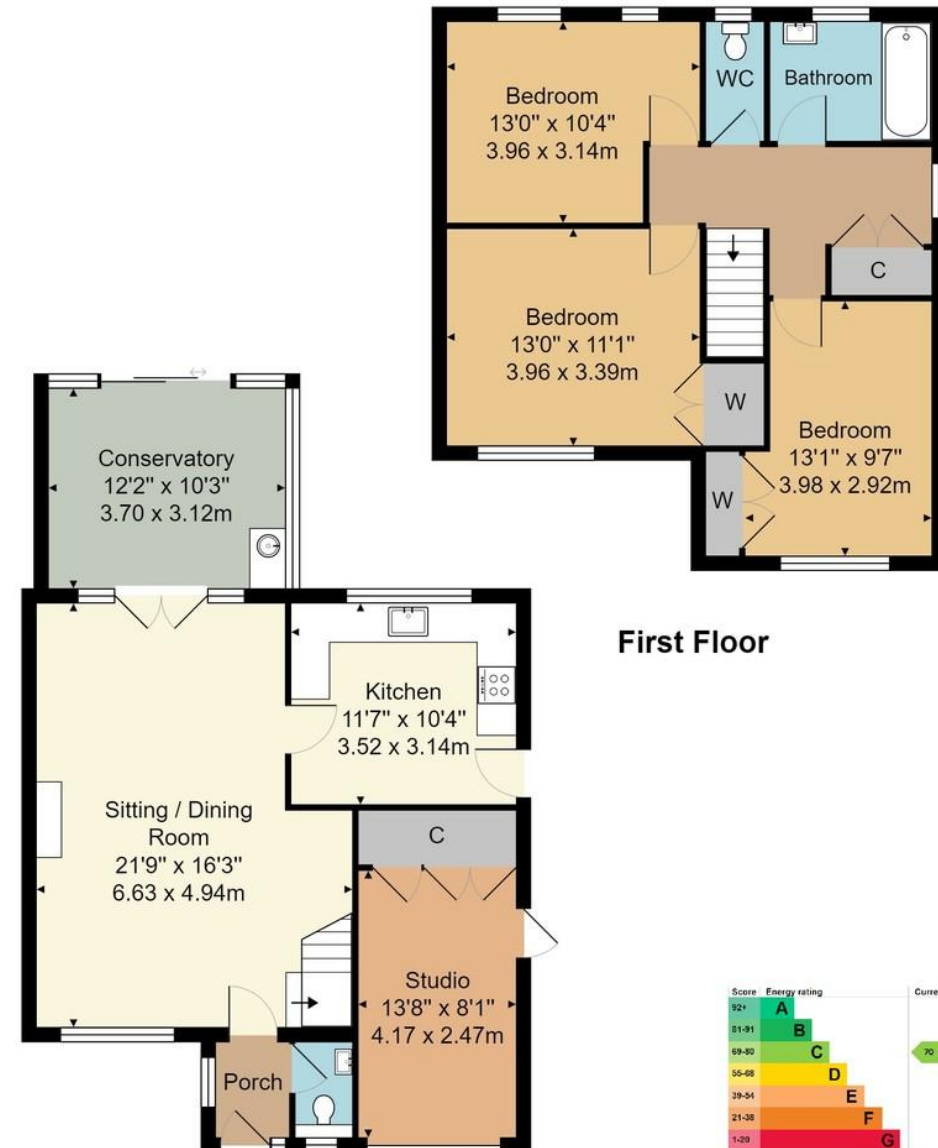


124 London Road, Tunbridge Wells,
Kent, TN4 0PL
Tel: 01892 511311

Email: southborough@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Ground Floor

First Floor

Approx. Gross Internal Area
1364 ft² ... 126.7 m²

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.