



**WOOD &
PILCHER**

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- Mid Terrace House
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Attractive Low Maintenance Garden
- Allocated Parking Space
- Energy Efficiency Rating: C

St George's Mews, Tonbridge

GUIDE PRICE £315,000 - £325,000

woodandpilcher.co.uk

2 St George's Mews, George Street, Tonbridge, TN9 2SF

Situated within a quiet cul-de-sac of modern properties is this well presented, two bedroom terrace home. A lawned front garden with mature hedge sits at the front of the house, offering privacy from the surroundings. You step into the well presented kitchen/breakfast room with integrated appliances and built in breakfast bar. Beyond is the living/dining room, filled with natural light from the wide window and door to the garden. Stairs take you to the first floor where there are two double bedrooms and bathroom, all situated from the landing which itself has loft access. The bedrooms are good sizes with both benefitting from fitted storage. The bathroom is well presented and has a modern suite to include a bath with shower over. Outside the property benefits from a good sized private garden with a mixture of patio and lawn area with a shed to the rear. To the front of the property there is an allocated parking space and additional visitor parking.

UPVC front door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM:

Wood effect flooring, cream floor and wall cabinets, wood effect worktops, grey wall tiles, integrated oven/grill, fridge/freezer, dishwasher and washing machine, space for narrow wine fridge, fitted breakfast bar.

SITTING/DINING ROOM:

Wood effect flooring, space for sofas and table and chairs, wide window and door to garden, radiator.

Carpeted stairs to first floor.

LANDING:

Carpeted, loft access with ladder, part boarded.

BEDROOM:

A double room, wide windows, fitted double wardrobe, space for additional furniture, carpeted, radiator.

BEDROOM:

A small double room, one single wardrobe, airing cupboard, carpeted, radiator.

BATHROOM:

Laminate flooring, tiled walls, P-shaped bath with shower over, WC, wash basin, chrome heated towel rail, shaver point.



OUTSIDE FRONT:

Lawned with path and mature hedge, allocated parking space and additional visitor parking.

OUTSIDE REAR:

Secure fenced garden, patio area, spacious lawn, shed, raised flower beds, outdoor lights.

SITUATION:

The property is situated in the vibrant town of Tonbridge which offers an electric 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, plus the historic Tonbridge castle which offers many more activities and numerous popular yearly events.

TENURE:

Freehold

COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

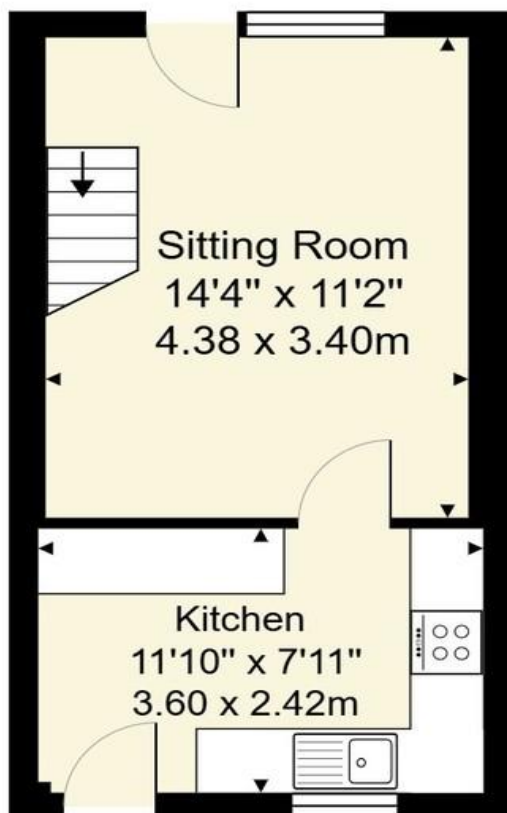
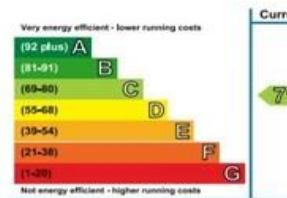
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

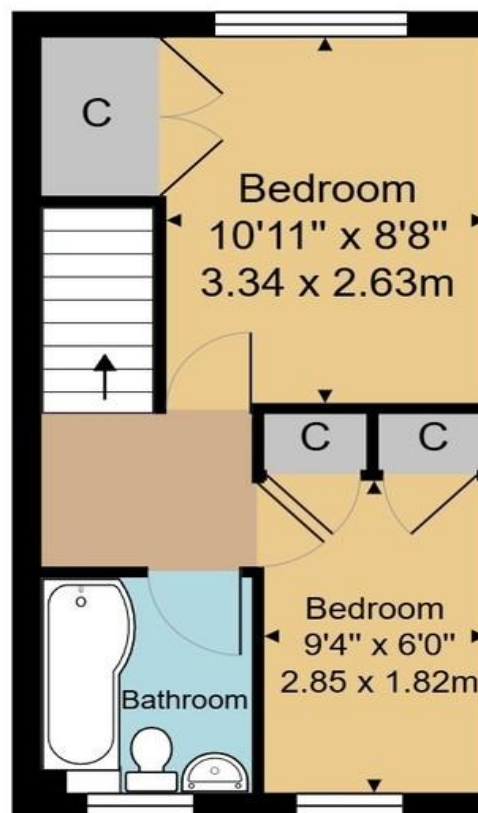
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating





Ground Floor



First Floor

Approx. Gross Internal Area 530 sq. ft / 49.2 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 a 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. 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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