



CAVENDISH CLOSE
TONBRIDGE - OFFERS IN EXCESS OF £550,000



WOOD & PILCHER

6 Cavendish Close

Tonbridge, Kent, TN10 4RJ

Entrance Hall - Three Bedrooms - En-suite - Family Bathroom - Kitchen/Dining Room - Lounge - Garden - Garage - Driveway

With a good sized plot and located in a quiet residential cul-de-sac, this spacious, detached bungalow is offered with no onward chain.

The accommodation consists of three generous bedrooms, kitchen / diner, and a large lounge. There is also a family bathroom and a very large En-suite to the main bedroom. One of the main features of this property is the large rear garden which would be heaven for the buyer with 'green fingers'. Also of note is the outside workshop and the adjacent garage, front lawn and additional driveway parking.

Minor cosmetic updating is required but this would ultimately provide a superb home. Therefore, an early viewing is highly recommended.

ENTRANCE HALL:

Frosted glass window with front aspect, radiator, ceiling spotlights. Fitted cupboard housing fuse box and electric meter. Door to kitchen and glass panel door to:

LOUNGE:

Double glazed windows with front aspect. Feature fireplace, ceiling coving. Patio door to side garden, two radiators, carpeted floor.

KITCHEN/DINER:

Double glazed windows with front and side aspect, radiator, ceiling spotlights. Range of fitted high and low level units with work surfaces over and tiled splashbacks. Space for fridge and freezer. Plumbing for washing machine. Fitted hob and extractor hood above. One and a half bowl sink unit with mixer tap and draining board. Fitted oven and grill. Glass panel door to glass panelled side addition with door to garden.



FAMILY BATHROOM:

Tiled walls, white panel bath with mixer tap, shower, low level wc, pedestal hand wash basin, radiator. Frosted glass double glazed window with side aspect. Ceiling spotlights, carpeted floor. Airing cupboard with hot water tank.

BEDROOM:

Double glazed window with rear aspect, radiator, ceiling coving, carpeted floor. Fitted wardrobes with mirrored doors. Door to:

EN-SUITE BATHROOM:

Fitted with a corner bath with 'jacuzzi style' jets, low level wc, pedestal hand wash basin, shower cubicle with wall mounted shower. Double radiator, ceiling spotlights, tiled walls. Cupboard housing hot water tank. Frosted double glazed window with side aspect, additional high level slit window with front aspect, carpeted floor.

BEDROOM:

Double glazed window with rear aspect, radiator, ceiling coving, carpeted floor.

BEDROOM:

Double glazed window with side aspect, radiator, carpeted floor, ceiling coving.

OUTSIDE FRONT:

Drive with lawn and mature shrubs, path leading to front door, side gate to the back garden.

OUTSIDE REAR:

Sunny aspect, lawn with mature shrub borders, tree, greenhouse, patio to the side of the house. Access to garage and an additional wooden workshop.



SITUATION:

Cavendish Close is on the outskirts of Tonbridge, approximately two miles from the town centre with its restaurants, shops and the train station that offers a fast and frequent service to central London. Local recreational facilities include the indoor bowls club, Haysden Country Park, 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

VIEWING:

By appointment with Wood & Pilcher on 01732 351135

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 contained. 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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Bungalow Approx. Gross Internal Area 1029 sq. ft / 95.6 sq. m
Approx. Gross Internal Area (Incl. Garage & Shed) 1271 sq. ft / 118.1 sq. m