



**WOOD & PILCHER**



- Semi Detached House
- Three Bedrooms
- Kitchen/ Breakfast Room
- Conservatory
- Garden & Parking
- Energy Efficiency Rating: D

**Quincewood Gardens, Tonbridge**

**£425,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)





## 62 Quincewood Gardens, Tonbridge, TN10 3LS

This good size property has been in the same ownership for a number of years and has been well looked after in that time. Now offering further potential for extension (SSTP) and modernisation the property comprises a good size living room, kitchen breakfast and large conservatory across the back of the house. Also on the ground floor is potential for a cloakroom, a covered side access and brick built single storey building with cupboards that could be converted to further living accommodation if desired. Upstairs are three bedrooms of which two are large double rooms and both benefitting from built in wardrobes, as well as the family bathroom with separate WC.

Outside to the front there is a brick-built driveway providing ample parking, and to the rear a low maintenance garden with lovely views over neighbouring fields. Being sold with the benefit of NO ONWARD CHAIN the property is available for immediate viewing.

Front door with glazed insets to either side.

### ENTRANCE HALL:

Stairs to first floor, radiator, thermostat.

### LOUNGE:

Feature fireplace with electric living flame with stone hearth and surround, radiator, sliding doors to conservatory.





**CONSERVATORY:**

Large conservatory, double glazed window with doors to garden, double glazed sliding doors to kitchen, laminate floor.

**KITCHEN/BREAKFAST ROOM:**

Front aspect double glazed window, double glazed door to side, wall to floor cupboards and drawers with laminate work surfaces over, tiled splash backs, space for cooker, space and plumbing for washing machine, tumble dryer and dish washer, 1½ sink unit with mixer tap and drainer, space for fridge, covered side access front to rear with double glazed door to front and side, tiled floor, store cupboards with front aspect frosted double glazed, concrete floor, power and two lights.

**LANDING:**

Front aspect double glazed window, part galleried, access to loft, airing cupboard housing combi boiler.

**BEDROOM:**

Front aspect double glazed window, bulk head cupboard.

**BEDROOM:**

Rear aspect double glazed window, radiator, built in wardrobe.

**BEDROOM:**

Rear aspect double glazed window, radiator, built in wardrobe.

**BATHROOM:**

Side aspect frosted double glazed window, panel enclosed bath with mixer tap and shower attachment, electric shower with attachment, pedestal hand wash basin vanity unit, tiled walls, radiator.

**WC:**

Front aspect frosted double glazed window, W.C..

**OUTSIDE FRONT:**

Off road parking for two to three cars on block paved driveway.

**OUTSIDE REAR:**

Rear and side low maintenance east facing garden with mature shrubs, patio, shed, pond, side access, lawn, mature trees, picket fence and gate.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

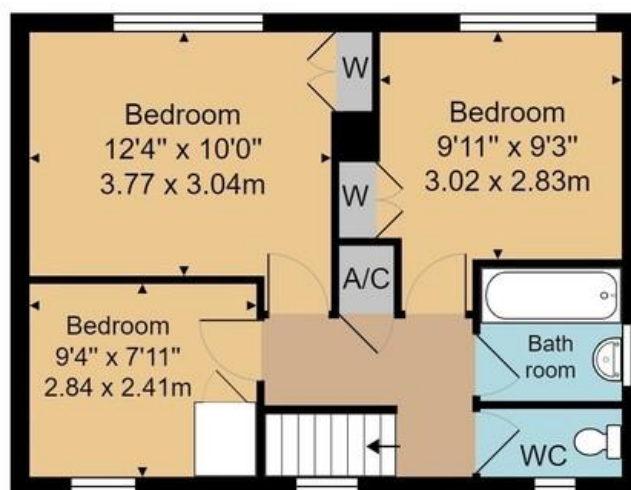
D.

**VIEWING:**

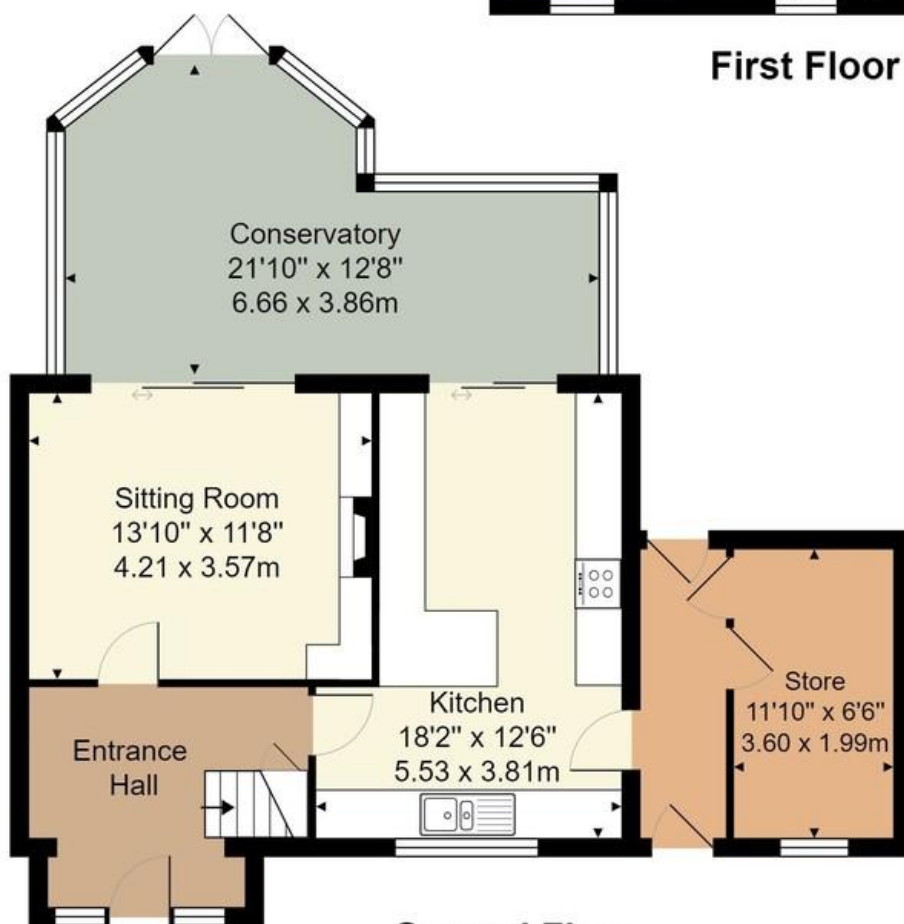
By appointment with Wood & Pilcher 01732 351135



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



**First Floor**



**Ground Floor**

**House Approx. Gross Internal Area 1140 sq. ft / 105.9 sq. m**

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