



**WOOD & PILCHER**



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

**Audley Rise, Tonbridge**

**£425,000**

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



## 16 Audley Rise, Tonbridge, Kent, TN9 1XU

Presented to the market having benefitted from redecoration, and new carpets throughout is this three bedroom semi-detached house in a favoured cul-de-sac position backing onto 'Haysden' Country Park. Offering a entrance porch, entrance hall with large doaks cupboard and a downstairs doakroom.

There is a large dual aspect living room, and separately an open plan kitchen/ dining room. Unusually there is utility room which also has access the garage and garden. Alternatively this could be incorporated into the kitchen/ diner if desired.

Upstairs there are two double bedrooms and a large single bedroom in addition to the family bathroom.

Outside the property benefits from a garage, with off road parking in front and to the rear there is a good size mature garden which has a southerly aspect and a gate leading to a separate allotment area directly behind. This is a wonderful community area for other residents of Audley Rise on that side of the road, and backing onto 'Haysden' is extremely secure and private.

Being sold with NO CHAIN we have no hesitation in recommending a viewing.

### ENTRANCE PORCH:

Double glazed front door to entrance porch, dual aspect double glazed windows, cupboard housing meters, glass panelled door opening to entrance hall.

### ENTRANCE HALL:

Stairs to first floor, radiator, doors to storage doaks cupboard with a hanging rail.





**CLOAKROOM:**

Low flush WC, wash hand basin with tiled splash back, extractor fan.

**LIVING ROOM:**

Rear aspect double glazed window, radiator, exposed brick fire place with wooden hearth, 'Satchwell' thermostat control unit.

**KITCHEN/DINER:**

Dual aspect double glazed windows, single drainer double bowl sink unit, range of wall and base units, roll top work surface, free standing four ring electric hob and oven, part tiled walls wooden floor.

Rear aspect double glazed doors opening patio, laminate floor, radiator, ceiling spotlights.

**UTILITY ROOM:**

Rear aspect double glazed door leading to rear garden, single drainer single bowl sink unit, wall mounted 'Worcester' boiler, tile flooring, range of cupboards with work surface.

**LANDING:**

Side aspect double glazed window, loft access, airing cupboard housing immersion heater and shelving.

**BEDROOM:**

Rear aspect double glazed window, radiator, built in wardrobe with hanging rail and fitted shelving.

**BEDROOM:**

Rear aspect double glazed window, radiator, built in wardrobe cupboard with hanging space.

**BEDROOM:**

Front aspect double glazed window, radiator.

**BATHROOM:**

Front aspect frosted double glazed window, corner fitted bath with fitted shower attachment and screen, low flush WC, wash hand basin with storage cupboard below, radiator, fitted mirror fronted wall cabinet.

**OUTSIDE FRONT:**

Paved driveway with parking for a couple of vehicles, flower and shrub borders.

**OUTSIDE REAR:**

Mainly laid to lawn, with mature shrub borders, paved patio, side path leading to the rear of the garden, further patio, timber shed, glass panelled shed.

**GARAGE:**

Up and over door.

**TENURE:**

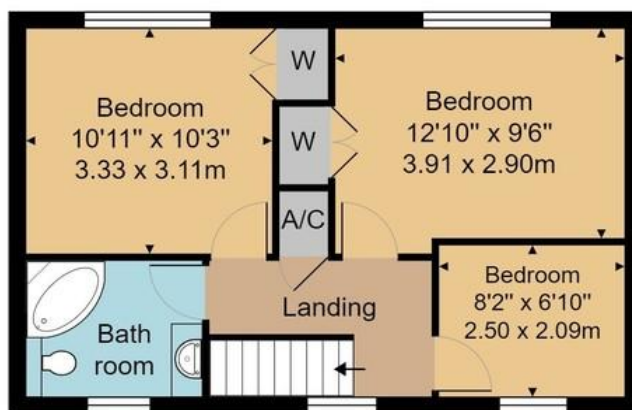
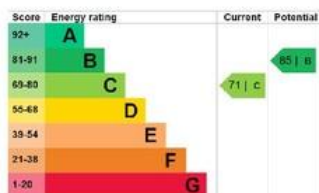
Freehold

**COUNCIL TAX BAND:**

D.

**VIEWING:** By appointment Wood & Pilcher 01732 351135





**First Floor**



**Ground Floor**

Approx. Gross Internal Area 1220 ft<sup>2</sup> ... 113.3 m<sup>2</sup>  
(Incl Garage)

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.

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