



THE DRIVE
TONBRIDGE - £999,950



WOOD & PILCHER

18 The Drive

Tonbridge, Kent, TN9 2LP

Entrance Hall - Sitting Room - Kitchen/ Breakfast Room - Four Double Bedrooms - Large Family Bathroom - West Facing Rear Garden - Driveway With Parking

This stunning Victorian home offers a wealth of original period features including sash bay windows, picture rails, stripped wooden floors and fireplaces throughout. With accommodation laid out over three floors this spacious property would make an ideal family home and offers further potential (SSTP) if desired.

The ground floor has a large lounge/ TV room with fireplaces in each section and stripped wooden floors. Being dual aspect to the east and west you get the best of the sunlight throughout the day. To the rear of the house is a cloakroom and the spacious kitchen/ breakfast which is fitted with a traditional, yet modern units with a solid wooden work surface, butler sink and all the appliances one would expect.

The first floor offers a galleried landing with three double bedrooms, and the spacious family bathroom featuring a free standing claw foot bath tub as well as a separate shower with a waterfall head. The top floor has a further double bedroom.

Outside there is a ample parking on the brick built driveway and a large westerly facing garden which is level with lawn and mature hedging and shrubs.

Situated within approximately 0.25 mile from Tonbridge town centre and train station, there are a number of outstanding Tonbridge schools within easy reach of the property, of which two are Grammar Schools.

ENTRANCE PORCH:

Open porch with curved portico detail, tiled floor.

ENTRANCE HALL:

Original front door with stained glass decorative insets, fan light above, original stripped wooden floors, stairs to first floor, radiator, thermostat, understairs cupboard.



LOUNGE:

Front aspect sash bay window, ceiling rose, picture rail, original cast iron fireplace with tiled inserts and hearth, ceiling cornice, radiator, original stripped wooden floor.

TV SNUG AREA:

Open fireplace with wooden hearth and tiled surround, radiator, wooden floor, original doors to garden, picture rail, ceiling cornice.

KITCHEN/BREAKFAST ROOM:

Rear aspect double glazed window, side aspect double glazed window, two side aspect original sash windows, fitted wall and floor cupboards with drawers and solid oak wood work surface over, tiled splashback, butler sink with mixer tap, space for range cooker and concealed extractor above, integrated dish washer, washing machine and tumble dryer, space for fridge freezer, ceiling spotlights, wooden floor.

CLOAKROOM:

Wall hung basin, W.C., with concealed cistern, extractor, wooden floor.

FIRST FLOOR LANDING:

Galleried landing, picture rail, radiator, stairs to second floor.

BEDROOM:

Rear aspect sash window, original feature fireplace, built in cupboard with shelving, radiator.

BATHROOM:

Side aspect frosted double glazed window, claw foot tub with telephone style mixer and attachment shower with thermostatic controls, waterfall head, tiled walls, pedestal hand wash basin, W.C., heated towel rail, wood effect floor, half panelled walls, radiator, ceiling spotlights, extractor.

BEDROOM:

Rear aspect sash window, radiator, built in wardrobe, picture rail, original feature fireplace with tiled hearth.

SECOND FLOOR LANDING:

Galleried landing.

BEDROOM:

Double room, side and front aspect sash window, original feature fireplace, two radiators



OUTSIDE FRONT:

Off road parking for two vehicles, brick built driveway.

OUTSIDE REAR:

West facing garden, mainly laid to lawn, patio, mature hedging, flower beds and borders with mature shrubs and flowering annuals, shed, side access.

TENURE:

Freehold.

COUNCIL TAX BAND:

E.

VIEWING:

By appointment with Wood & Pilcher 01732 351135

AGENTS NOTE:

All interested parties are requested to liaise directly with Tonbridge & Malling Borough Council to confirm availability of parking permits for the area.

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

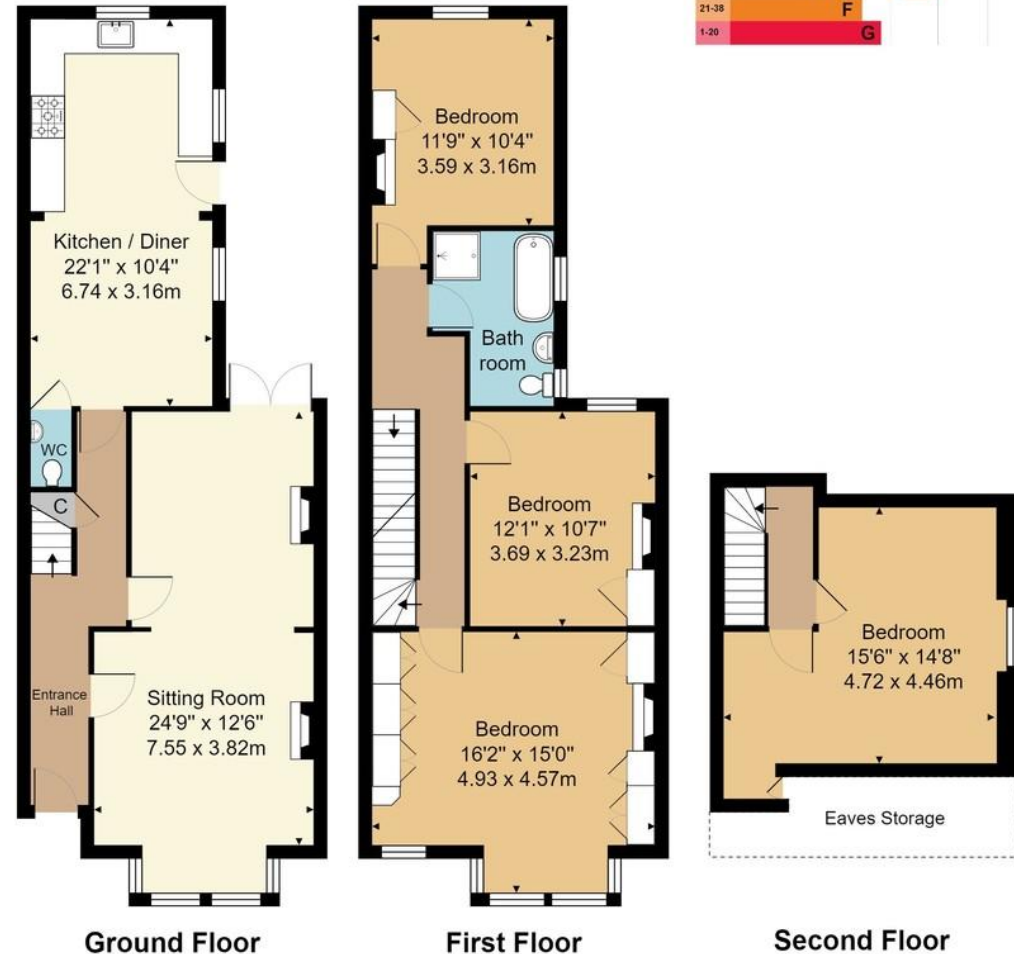


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



Approx. Gross Internal Area 1545 ft² ... 143.5 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.