



STAIR ROAD

TONBRIDGE - GUIDE PRICE £800,000 - £830,000



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PILCHER**

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3 Stair Road, Tonbridge, TN10 4HB

Entrance Hall - Sitting Room - Kitchen/Dining Room -
Study - Cloak Room - Three Bedrooms - Family Bathroom
- Garden

Situated in a quiet cul-de-sac in a popular residential area of Tonbridge, this detached chalet-style property has been modernised by the current owners and reconfigured to provide three bedrooms.

The ground floor accommodation includes an entrance porch and hallway, a light and spacious triple-aspect sitting room with parquet flooring, feature fireplace and doors opening onto the rear patio. Pocket doors lead through to the modern kitchen/diner, which has a range of fitted units, integrated appliances and space for both a dining table and American-style fridge freezer. There is also a study, cloakroom and internal lobby providing access to the side of the property and garage.

On the first floor are three bedrooms, with two benefiting from fitted wardrobes, together with a modern family bathroom.

Externally, the property has a block-paved driveway providing off-road parking and access to the garage, with an area of lawn to the front. The enclosed rear garden features an Indian sandstone patio, side access and steps leading to a raised lawned area, with mature shrubs providing a degree of privacy.

Tonbridge offers a wide range of shops, restaurants, bars and leisure facilities, together with a mainline railway station providing fast and frequent services to London. The town also offers a good choice of schooling, including primary, secondary and grammar schools, while Haysden Country Park, Tonbridge Castle and a range of recreational facilities are within easy reach.

ENTRANCE PORCH:
Tiled flooring with double-glazed obscure windows.

ENTRANCE HALL:
Carpeted entrance hall with column radiator, under-stairs storage, additional coat cupboard and stairs rising to the first floor.





SITTING ROOM:

A light and well-proportioned triple-aspect room with double-glazed windows to the front and side, together with double-glazed doors opening onto the rear patio. The room has parquet flooring, an open feature fireplace with mantle over and space for sofas and lounge furniture. Pocket doors lead through to the kitchen/diner.

KITCHEN/DINING ROOM:

Fitted with a modern range of low and high-level units with work surfaces over, providing good storage. There is an AEG four-ring induction hob with extractor over, one-and-a-half bowl sink, tiled splashbacks, integrated oven and dishwasher, together with space and plumbing for a washing machine and space for an American-style fridge freezer. The dining area provides space for a dining table and has recessed lighting, a column radiator and two double-glazed windows overlooking the rear garden. Tiled flooring throughout.

INTERNAL LOBBY:

Enclosed lobby with access to the side of the property and internal access to the garage.

STUDY:

Carpeted room with radiator and double-glazed window overlooking front.

CLOAKROOM:

Fitted with a WC with integrated cistern and vanity unit with mounted wash hand basin. Tiled flooring, recessed lighting and obscure double-glazed window to the front.

FIRST FLOOR LANDING:

Landing with loft access via a drop-down ladder. The loft is boarded and provides useful additional storage.

BEDROOM:

Light and airy double bedroom with carpet, fitted four-door wardrobe, Velux window and two double-glazed windows. Column radiator and space for a double bed and additional furniture.

BEDROOM:

Double bedroom with carpet, fitted wardrobe, Velux window and double-glazed window to the side. Radiator and space for a double bed and furniture.

BEDROOM:

Carpeted bedroom with double-glazed windows overlooking the front, radiator and space for furniture, suitable for use as a single bedroom, nursery or additional study space.

FAMILY BATHROOM:

Modern bathroom with wood-effect tiled flooring, panelled bath with tiled surround and shower fitting, WC with integrated cistern and vanity unit with mounted wash hand basin. Chrome heated towel rail and wall-mounted shower controls with rain showerhead.

OUTSIDE FRONT:

Block-paved driveway providing off-road parking and access to the garage, with an area of lawn to the front.

GARAGE:

Up-and-over door, power and lighting.

OUTSIDE REAR:

Enclosed rear garden with an Indian stone patio, side access and steps leading to a raised lawned area. Mature shrubs form the boundaries, providing an established setting.

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

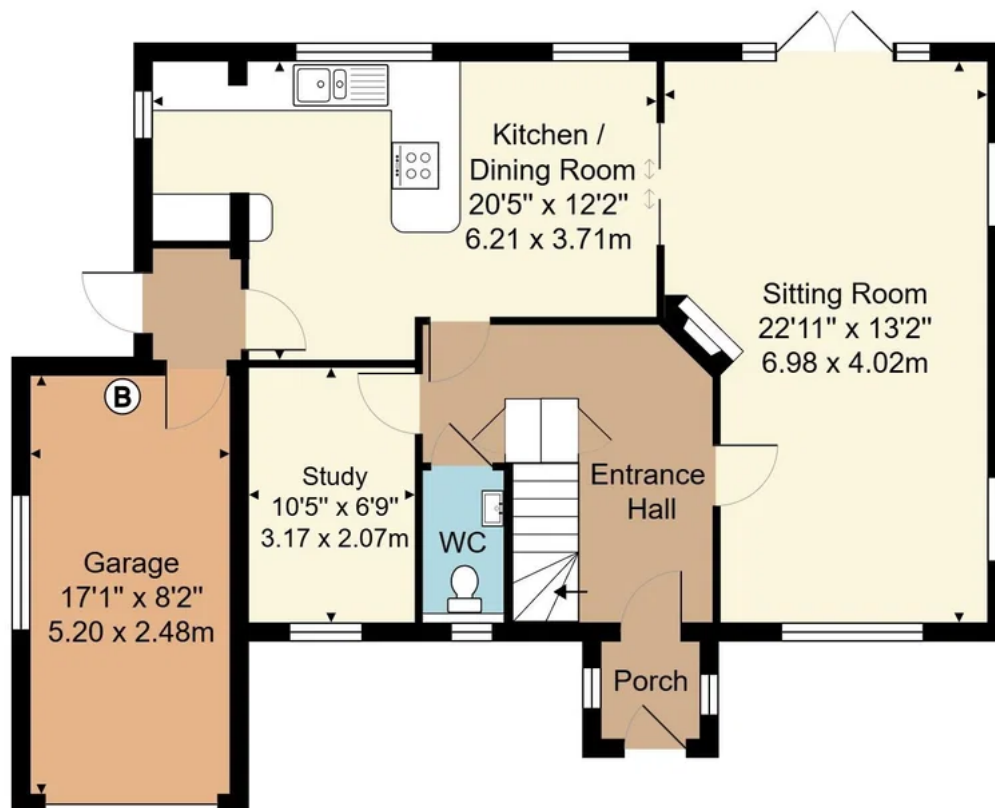
COUNCIL TAX BAND:
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VIEWING:
By appointment with Wood & Pilcher 01892 511311

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

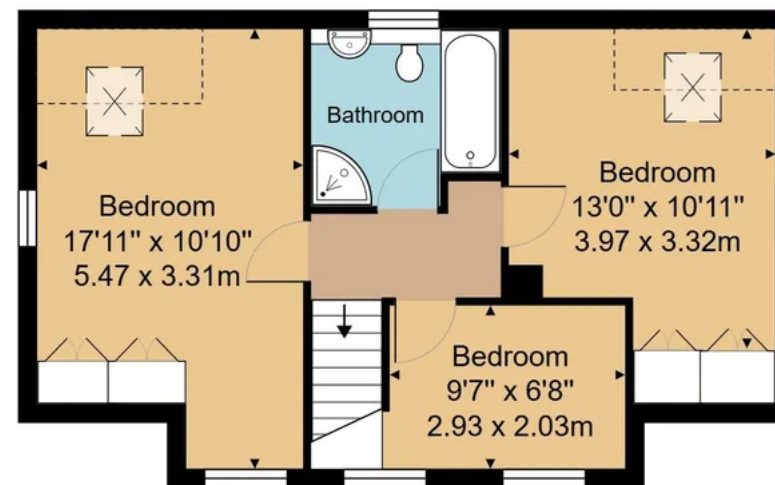
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In accordance with HMRC current legal requirements, we are required to carry out AML (Anti Money Laundering) checks on all purchasers once any offer has been accepted. A nonrefundable administration fee of £30 + VAT (£36) will apply for each prospective purchaser. Satisfactory AML results and evidence of funds and/or a mortgage AIP are required before any offer can be formally accepted and memorandum of sale issued.



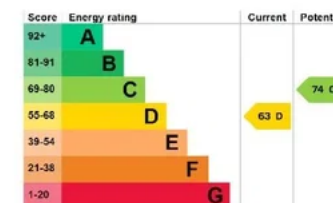


Ground Floor

House Approx. Gross Internal Area 1266 sq. ft / 117.6 sq. m
 Approx. Gross Internal Area (Incl. Garage) 1416 sq. ft / 131.5 sq. m



First Floor



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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