
DEAKIN LEAS
TONBRIDGE - £675,000
WOOD & PILCHER
Sales, Lettings, Land & New Homes

10 Deakin Leas, Tonbridge, TN9 2JU

Entrance Hallway - Sitting Room - Dining Room - Kitchen
Four Bedrooms - Family Bathroom - Front & Rear
Gardens - Off Road Parking - Garage

Situated on a popular residential road on the south side of Tonbridge, this four-bedroom 1930s semi-detached family home is offered to the market chain free and is conveniently located for the town centre, mainline railway station and local schools. The accommodation is arranged over three floors and retains a traditional layout, comprising an entrance hallway, separate sitting room with bay window and feature fireplace, dining room with further fireplace and double doors opening into the conservatory. The kitchen is fitted with a range of wall and base units, integrated oven and grill, gas hob, dishwasher and washing machine, together with space for a large fridge freezer. To the first floor are three bedrooms, including two generous double bedrooms and a further bedroom which could also be used as a home office, together with the family bathroom. A staircase leads to the second floor, where there is a further bedroom with two roof windows and access to eaves storage. Externally, the property is set back from the road behind a front garden, with a driveway providing off-road parking and access to the garage. The enclosed rear garden comprises a patio area, steps leading down to a lawn, and established shrub and flower borders. The property offers well-proportioned accommodation with scope for a purchaser to update and personalise, and represents an opportunity to acquire a four-bedroom home in a convenient residential location.

ENTRANCE HALLWAY: An entrance door with obscure glazed panels opens into a light and airy hallway with carpeted flooring, coir entrance mat, radiator and window to the side aspect. There is useful under-stairs storage and a staircase leading to the first floor.

SITTING ROOM: A generous reception room featuring a large bay window to the front aspect, carpeted flooring, radiator and feature fireplace with tiled hearth and wooden surround. Further features include two alcoves and a picture rail.







DINING ROOM: A second reception room with carpeted flooring, radiator and fireplace with marble-effect hearth and wooden surround. Double doors with glazed side panels open into the conservatory, with a picture rail completing the room.

CONSERVATORY: Of brick-built base and glazed construction, with wood-effect flooring and doors providing access to the rear patio and garden.

KITCHEN: Fitted with a range of wall and base units with work surfaces over, incorporating a one-and-a-half bowl sink with mixer tap and drainer. Appliances include an integrated oven and grill, gas hob with extractor above, dishwasher and washing machine. There is tiled splashback, a double-glazed window overlooking the rear garden, space for a large fridge freezer and a door providing side access.

FIRST FLOOR LANDING: Carpeted landing with a window to the side aspect and staircase leading to the second floor.

BEDROOM: A generous double bedroom with a large window overlooking the rear aspect, radiator and fitted wardrobe incorporating cupboards, shelving and additional storage.

BEDROOM: A well-proportioned double bedroom featuring a large front-facing bay window, radiator and carpeted flooring, with space for a double bed and bedroom furniture.

BEDROOM/HOME OFFICE: A versatile room with a front-facing window, radiator and carpeted flooring. Suitable for use as a small single bedroom, nursery or home office.

FAMILY BATHROOM: Fitted with a bath with taps and handheld shower attachment, separate shower unit with wall-mounted controls and handheld showerhead, wash basin set within a vanity unit, WC and additional storage cupboard. Further features include tiled surrounds, wood-effect flooring, radiator and obscure-glazed window to the rear.

SECOND FLOOR LANDING: Carpeted landing with a window to the side aspect and access to two eaves storage areas.







BEDROOM: A further bedroom situated on the second floor, featuring carpeted flooring, radiator and two roof windows providing natural light. Access to eaves storage.

OUTSIDE - FRONT GARDEN & PARKING: The property is set back from the road behind established shrubs, with a front garden laid to lawn. A driveway provides off-road parking and leads to the garage, with access alongside the property to the rear garden.

REAR GARDEN: The enclosed rear garden comprises a concrete patio area with raised flowerbeds, with steps leading down to a lawn. The garden is bordered by fencing, established shrubs and additional flowerbeds.

TENURE: Freehold

COUNCIL TAX BAND:
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VIEWINGS: By appointment with Wood & Pilcher Crowborough 01892 665666.

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

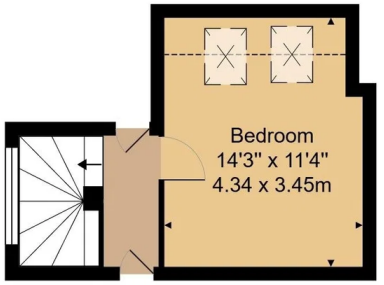
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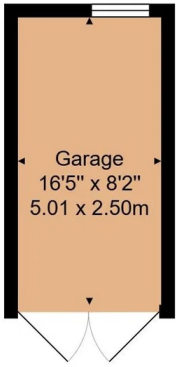
124 London Road, Tunbridge Wells,
Kent, TN4 0PL
Tel: 01892 511311
Email:
southborough@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk

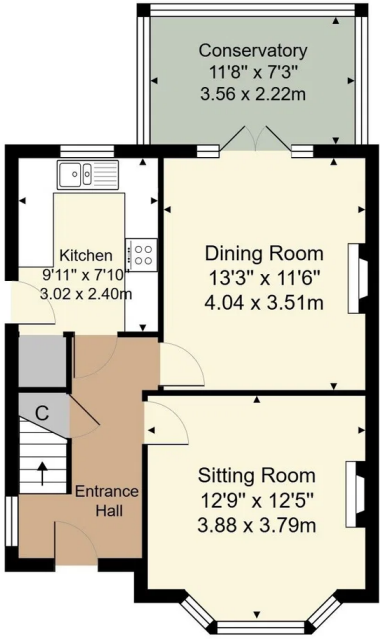
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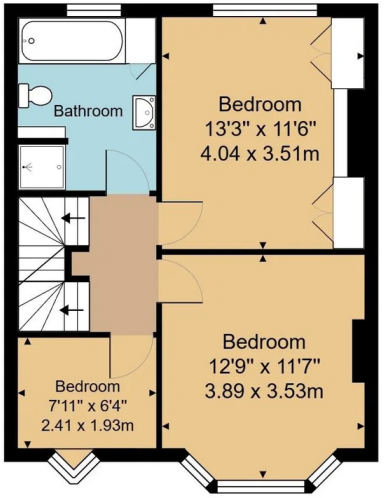


Second Floor





Ground Floor



First Floor

House Approx. Gross Internal Area 1303 sq. ft / 121.0 sq. m
Garage Approx. Internal Area 135 sq. ft / 12.5 sq. m

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.