



Whetsted Road | Five Oak Green | Tonbridge | TN12 6SY

£315,000



**LEAFY
ESTATES**

Key features

- Five Oak Green village location
- Two double bedrooms
- Characterful end of terrace cottage
- Front and rear gardens
- Family bathroom with shower and bath

Description

Well presented 2 bedroom end of terrace character cottage, situated in the popular area of Five Oak Green, within easy walking distance of the local amenities.



Directions



Well presented 2 bedroom end of terrace character cottage, situated in the popular area of Five Oak Green, within easy walking distance of the local amenities. The property is arranged over 3 floors comprises of a living room leading to a kitchen/breakfast room, two double bedrooms and bathroom, good sized front and rear garden. Remarkable views over orchards to rear from the top floor room.

Ground floor:

Lounge 13' 0" x 11' 2 (3.96m x 3.40m): Part-glazed wooden door leading into the sitting room, with UPVC window to the front. Attractive exposed brick open fireplace, radiator, carpet to floor. Door leading to kitchen.

Kitchen 12' 7" x 9' 7 (3.83m x 2.92m): Range of wall and base units, stainless sink and drainer, partly tiled walls, wall mounted boiler for gas central heating, space for cooker and under-counter dishwasher, washer-dryer, fridge, freezer (these appliances are present and may be available by separate negotiation), breakfast bar with space for 2 seats under the stairs, door to rear, UPVC window looking over the rear garden and patio area

Staircase & Landing: Turned staircase to first floor landing, carpet as fitted.

First Floor:

Landing: Carpet to floor

Bedroom 1: 13' 0" x 11' 2 (3.96m x 3.40m) double bedroom to front, UPVC window, 1 radiator, wood effect laminate flooring, decorative fireplace, newly-painted walls.

Bathroom: Wooden door to bathroom, UPVC opaque window, radiator, newly-fitted vinyl flooring, white bathroom suite comprising of bath with shower attachment, hand wash basin, WC and separate fully tiled shower cubicle with folding door.

Staircase to 2nd floor

Second Floor:

Bedroom 15' 8" x 10' 3 (4.77m x 3.12m)

Carpet as fitted, wood latch door to spacious double bedroom with view to the rear across orchards and beyond, UPVC windows to the side and the rear.

Front & Rear Garden

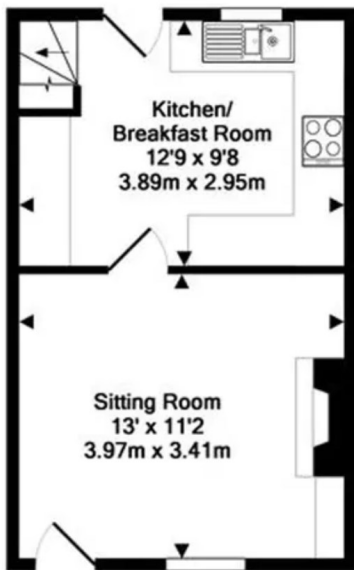
Fully enclosed garden to the front which is mainly laid to lawn, wooden gate to the side leading to the rear garden.

The rear garden comprises a good sized patio area with remainder laid to lawn.

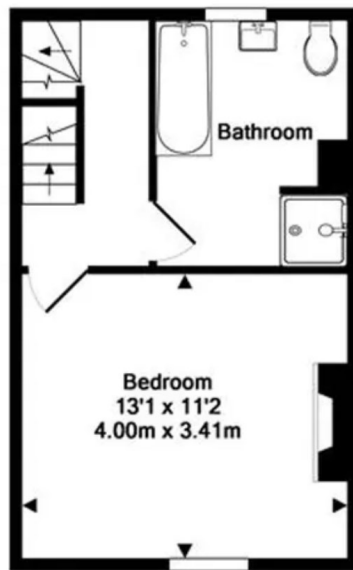
EPC Rating: D



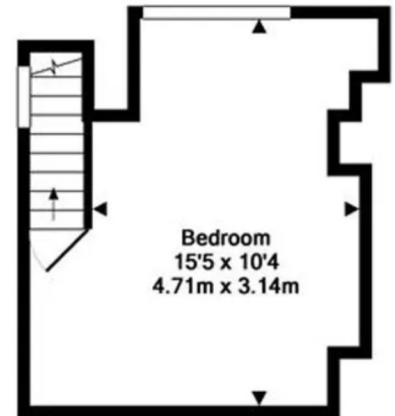
Floor plans



GROUND FLOOR
APPROX. FLOOR
AREA 279 SQ.FT.
(25.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 276 SQ.FT.
(25.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 191 SQ.FT.
(17.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 746 SQ.FT. (69.3 SQ.M.)

Whilst every effort has been made to ensure accuracy, measurements are approximate and no responsibility is taken for error or omission. Total floor area includes garages and outbuildings.



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Council Tax Band C EPC Rating D



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