



RODNEY AVENUE  
TONBRIDGE - GUIDE PRICE £500,000 - £550,000



# 4 Rodney Avenue

Tonbridge, Kent, TN10 4JR

**Emrance Porch – Entrance Hall – Lounge – Kitchen –  
Conservstory – Utlity Room – Three Bedrooms – Bathroom  
– En-Suite – Front and Rear Gardens - Driveway**

Situated in a cul-de-sac position on the edge of North Tonbridge but still conveniently located for local amenities and transport links is this detached three double bedroom bungalow being offered with no chain. Surprisingly spacious inside you step through a pretty archway into a large entrance hall from where all the rooms lead off. The large living room has an aspect over the garden with double doors opening to a patio, and there is an open fireplace for cosy evenings. The kitchen/ breakfast room is fitted with plenty of cupboards and a central island unit which also has a breakfast bar, and it's open to the conservatory which currently has a dining table and sofa in it making this a brilliant entertaining space.

There are three bedrooms which are all double rooms, and one of them has an ensuite cloakroom. In addition the garage has been partially converted to provide additional storage space and a utility area. This has significant further potential to be fully converted either on its own or as part of a larger extension if desired (SSTP) The family bathroom is a really good size with a bath and separate shower cubicle.

The gardens to the rear are of a good size and very private. To the front the property is screened by a mature hedge and a driveway provides parking for a couple of vehicles.

We highly recommend a viewing to fully appreciate the potential for this property.



**ENTRANCE PORCH:**

Composite front door with double glazed panels to either side, laminate floor, ceiling spotlights, glazed wood door to entrance hall.

**ENTRANCE HALL:**

Radiator, phone point, coat cupboard, doors to all rooms.

**BEDROOM:**

Double room, front aspect double glazed window with plantation shutters, radiator.

**BEDROOM:**

Double room, side aspect double glazed window, ceiling spotlights, laminate floor.

**LOUNGE:**

Two rear aspect double glazed windows, double glazed double door to garden, open fireplace with granite hearth, laminate floor, TV point.

**KITCHEN:**

Side aspect double glazed window, range of wall and floor cupboards and drawers in a shaker style with contrasting work surface, central island with breakfast bar, sink unit with mixer tap and drainer, gas hob with stainless steel extractor hood above, eye level double oven, space and plumbing for dishwasher, integrated fridge, radiator, tiled splashbacks, tiled floor, ceiling spotlights, open to:

**CONSERVATORY:**

Side aspect double glazed window, overlooking garden, radiator, laminate floor.

**BEDROOM:**

Double room, front aspect double glazed window with plantation shutters, radiator, laminate floor.

**EN-SUITE:**

Laminate floor, basin with tiled splashback, wc, heated towel rail, extractor.



### UTILITY ROOM:

Garage converted to utility room with door to rear garden, plumbing for washing machine and tumble dryer, could be converted back to garage.

### BATHROOM:

Large family bathroom, two rear aspect frosted double glazed windows, panel enclosed bath with mixer tap, pedestal hand wash basin, wc, spacious shower cubicle, heated towel rail, tiled walls and floor, ceiling spotlights, extractor, airing cupboard housing hot water tank.

### OUTSIDE FRONT:

Mature hedge, brick built driveway.

### OUTSIDE REAR:

Covered patio area with seating, further patio laid to paviors, lawn, mature trees and shrubs, shed.

### TENURE:

Freehold.

### COUNCIL TAX BAND:

E

### VIEWING:

By appointment with Wood & Pilcher 01892 511311

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

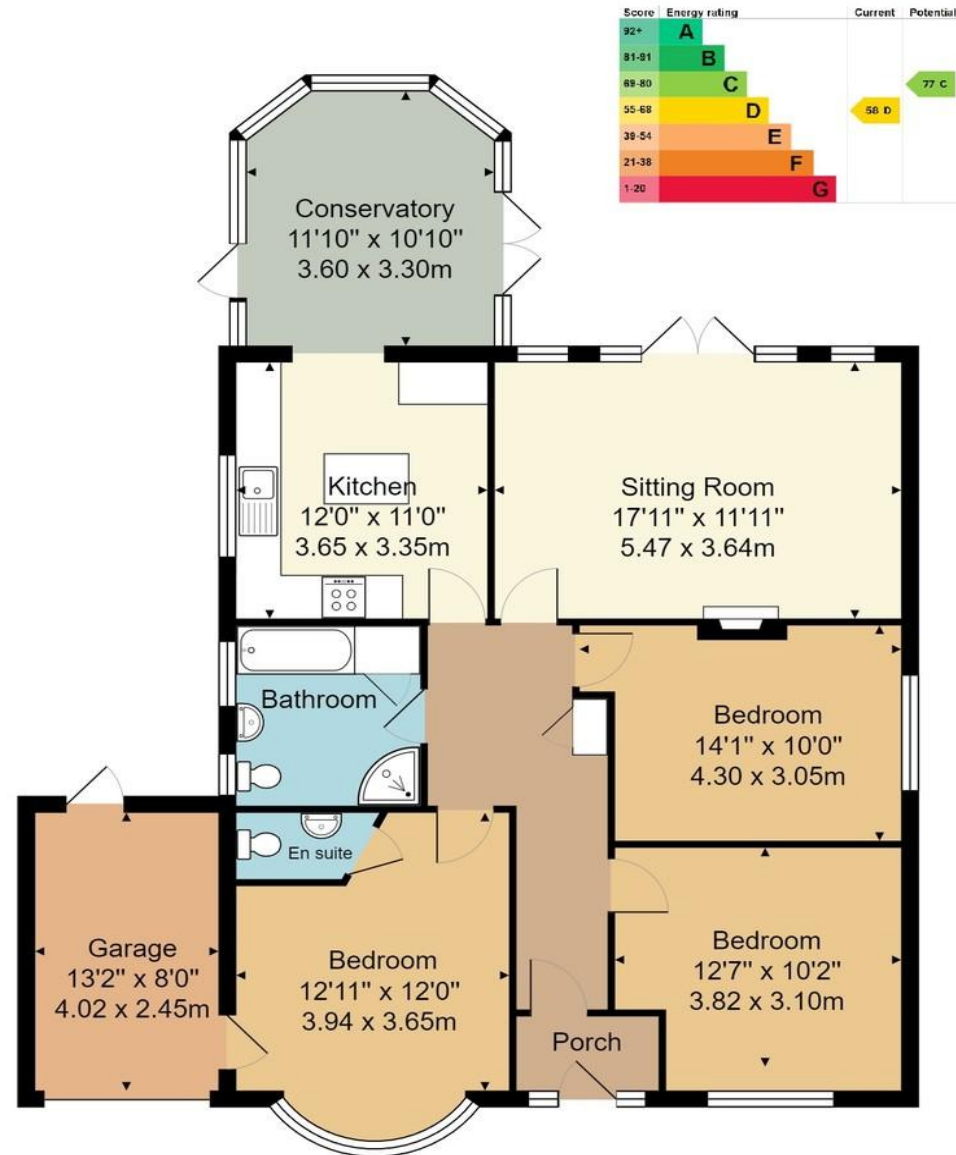


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Approx. Gross Internal Area 1229 ft<sup>2</sup> ... 114.2 m<sup>2</sup>

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.