



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Town House
- Three Bedrooms
- Garden
- Utility Room
- Driveway & Garage
- Energy Efficiency Rating: D

Dernier Road, Tonbridge

£425,000

woodandpilcher.co.uk



84 Dernier Road, Tonbridge, Kent, TN10 3EW

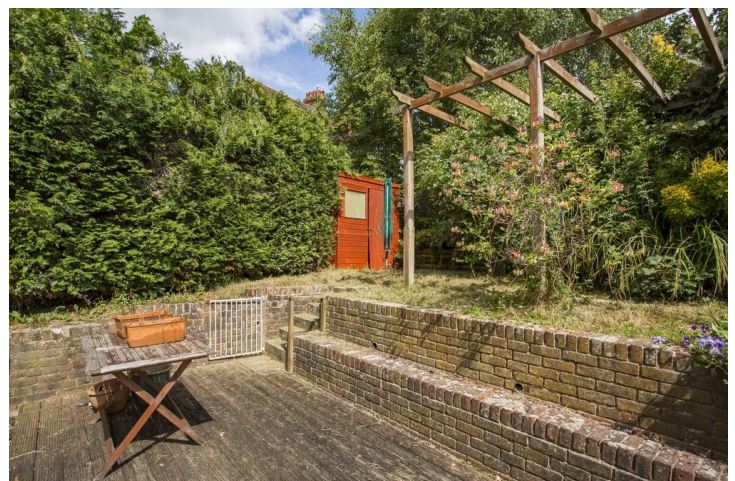
Situated in this popular, quiet cul-de-sac location, set facing onto a pleasant green with mature trees, is this well presented large, light and airy three-bedroom end of terrace town house. The property is within walking distance of the town centre, excellent transport links and very well regarded primary and secondary schools. The property offers spacious family sized accommodation set over three floors and has potential for reconfiguration if desired. Currently the property is arranged with a study / office room with access to the integral garage, a utility room and cloakroom on the ground floor.

The first floor has the bright, spacious living / dining room with large dual aspect windows allowing in plenty of light, a modern kitchen, overlooking the garden with ample cupboard space and all the expected appliances and a family bathroom. The second floor has three bedrooms, a larger than average master, a double size second bedroom, both with built in wardrobes and the third easily accommodates a single bed etc. On the landing there is access to the large loft which provides plenty of storage space.

Externally to the front of the property there is generous off street parking - potentially for 3 cars in addition to the garage, at the rear there is a tiered garden with decking area, lawn and mature hedging providing good levels of privacy, perfect for relaxation or entertaining. The property is being sold with no chain and we have no hesitation in recommending a viewing.

ENTRANCE HALL:

Glass panel front door, side aspect double glazed window, carpeted floor, stairs to first floor, glass panel door to utility room.



UTILITY ROOM:

Warm air heating unit, sink with draining board and mixer tap, plumbing for washing machine and space for tumble drier, door to Study / Office and door to downstairs doakroom.

CLOAKROOM:

Rear aspect frosted double glazed window, low level wc, wall mounted sink with hot and cold taps.

STUDY/OFFICE:

This is currently used as a creative office space with rear aspect double glazed window and frosted glass panel door to garden, door to utility room, wood effect laminate floor, door to front section of the garage.

GARAGE:

Up and over door, parking for one vehicle, electric points, gas and electric meters, door to study / office.

FIRST FLOOR LANDING:

Ceiling spotlight, access to bathroom, kitchen and lounge.

BATHROOM:

Rear aspect frosted double glazed window, fitted towel cupboard, low level wc, wood panel bath with hot and cold taps, wall mounted 'Triton' electric shower, pedestal hand wash basin, tiled splashbacks, wood effect laminate floor.

KITCHEN:

Rear aspect double glazed window overlooking the garden, fitted wall and floor cupboards with work surface over, wood effect lino floor, double bowl sink unit with draining board, space for dishwasher, space for electric cooker, space for fridge, fitted extractor hood, tiled splashbacks, ceiling spotlights, multi-point gas water heater.

LOUNGE/DINER:

Front aspect double glazed window, frosted side aspect glass window, carpeted floor, stairs to second floor landing.

SECOND FLOOR LANDING:

Access to loft, ceiling spotlights, smoke alarm.

BEDROOM:

Rear aspect double glazed window, carpeted floor.

BEDROOM:

Rear aspect double glazed window, carpeted floor, fitted wardrobes.

BEDROOM:

Front aspect double glazed window, carpeted floor, fitted wardrobes.

OUTSIDE FRONT:

Brick drive with parking for potentially 3 vehicles, access to garage, side access to garden.

OUTSIDE REAR:

Patio, side gate leading to the front of the property, upper decked area rising to another level with a small lawn, shed, mature shrubs.

TENURE:

Freehold.

COUNCIL TAX BAND:

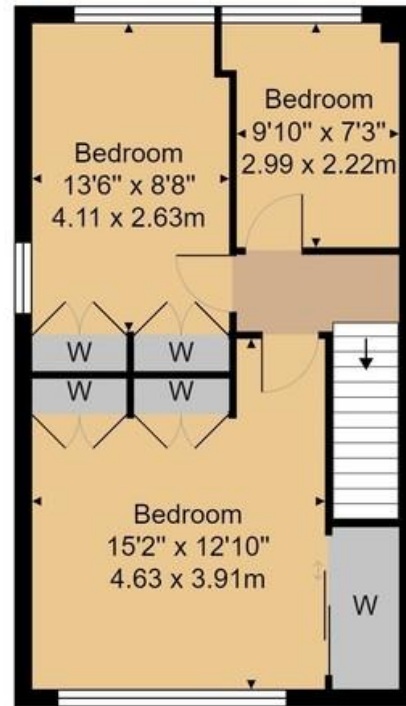
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VIEWING:

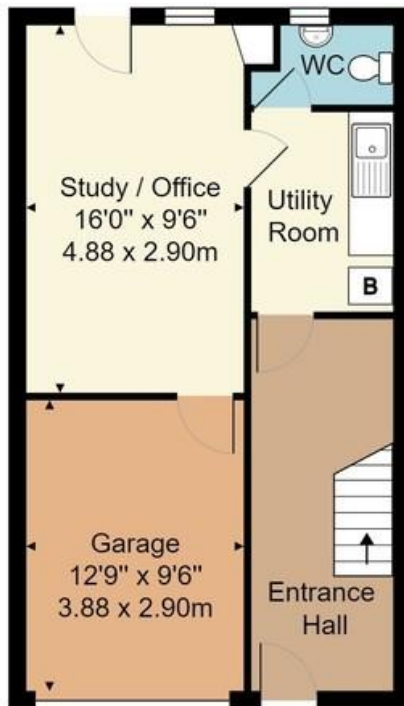
By appointment with Wood & Pither 01892 511311



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Second Floor



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