



**URIDGE ROAD**

**TONBRIDGE – GUIDE PRICE £550,000 – £575,000**



**WOOD & PILCHER**  
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# 34 Uridge Road

Tonbridge, Kent, TN10 3EA

**Entrance Hall - Lounge - Dining Room - Kitchen - Three Bedrooms - Bathroom - Shower Room - Downstairs Cloakroom - Front and Rear Gardens**

**GUIDE PRICE £550,000 - £575,000** Situated 1.1 miles to the main line station is this sympathetically extended and well maintained family home. The vaulted entrance hall with a skylight is a wonderful space to first step into and leads you through to the downstairs cloakroom, spacious lounge with high ceiling, bay window and a cast iron fireplace. The modern kitchen with ample cupboards and all the expected appliances is open to the large dining room which has ample space for a 6-seater table and loads of understairs storage for shoes, coats and other household items.

On the first floor there are two double bedrooms with high ceilings and the bedroom to the front has a bay window. The family bathroom is a good size with bath & shower over and the stairs from the landing lead to the second floor where you will find the principle bedroom suite comprising a double bedroom with dual aspect providing stunning views over the surrounding area. There is a range of built in wardrobes and drawers in a neat dressing area and this leads to the very contemporary modern shower room with a step in double shower with remote access controls, concealed WC and basin set into a vanity unit as well as tiled walls & floor.

Outside the garden is low maintenance with patio area, sunny decked seating area, summerhouse which could be easily converted to a home office and artificial lawn.

This is a lovely family home in close proximity to the station, town centre and well-regarded schools so we have no hesitation in recommending a viewing.

Composite front door with double glazed panel insets.



**ENTRANCE HALL:**

Vaulted ceiling with skylight, ceiling spotlights, wood floor.

**CLOAKROOM:**

Rear aspect double glazed window, wc, basin set in vanity unit with mixer tap and splashback, heated towel rail, part panelled walls, extractor, ceiling spotlights, wood floor.

**LOUNGE:**

Front aspect double glazed bay window with opaque lower windows, cast iron feature fireplace with granite hearth and wood surround, radiator, high skirtings.

**DINING ROOM:**

Rear aspect double glazed window, high skirtings, radiator, wood floor, built in understairs cupboards, built in cupboards to side of chimney breast, open to kitchen.

**KITCHEN:**

Rear and side aspect double glazed windows, side aspect double glazed door to garden, wall and floor cupboards and drawers in shaker style with contrasting, work surface and riser, double eye level oven, five ring gas hob with stainless steel extractor hood above, integrated fridge freezer and dish washer, space and plumbing for washing machine, 1½ sink unit with mixer tap and drainer, ceiling spotlights, wood floor.

**FIRST FLOOR LANDING:**

Ceiling spotlights, radiator, stairs to second floor.

**BEDROOM:**

Double room, front aspect double glazed bay window, built in wardrobe, radiator.

**BEDROOM:**

Double room, rear aspect double glazed window, radiator.

**BATHROOM:**

Rear aspect frosted double glazed window, panel enclosed bath with mixer tap and handheld attachment, shower screen, pedestal hand wash basin, wc, wood floor, ceiling spotlights, radiator, extractor, part tiled walls.

**SECOND FLOOR LANDING:**

Rear aspect double glazed window, range of built in wardrobes and shelving, large linen cupboard, ceiling spotlights.



**BEDROOM:**

Side and rear aspect double glazed window with far reaching views, radiator, eaves storage.

**SHOWER ROOM:**

Side aspect double glazed window with opaque lower window, walk in shower with fixed waterfall head and separate handheld attachment, wc, basin set into vanity unit with cupboards below, part panelled walls, tiled floor, ceiling spotlights, extractor, heated towel rail.

**OUTSIDE FRONT:**

Laid to pavers, path to front door.

**OUTSIDE REAR:**

Fence bound, patio, lawn which is artificial grass, summer house with power which could be used as a home office, flower beds and borders with mature trees and shrubs, shed.

**TENURE:**

Freehold.

**COUNCIL TAX BAND:**

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**VIEWING:**

By appointment with Wood & Pilcher 01732 351135

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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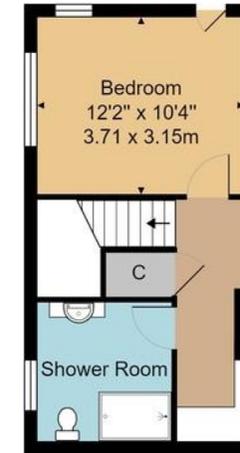
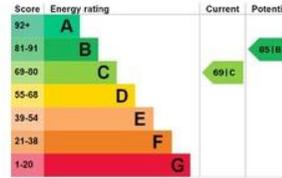
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Approx. Gross Internal Area  
1246 sq. ft / 115.8 sq. m



**Second Floor**



**Ground Floor**



**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.