



URIDGE ROAD

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



WOOD & PILCHER
Sales, Lettings, Land & New Homes

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

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38 High Street, Tonbridge,
Kent, TN9 1EJ

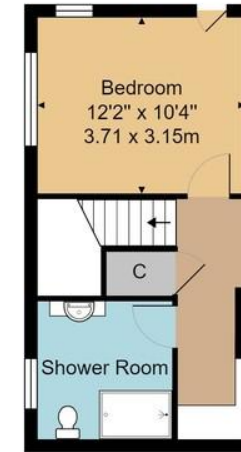
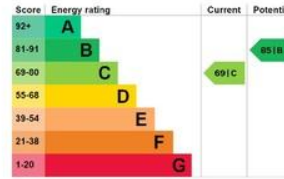
Tel: 01732 351135

Email: tonbridge@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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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.