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PILCHER**

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- Town House
- Three Bedrooms
- Open Plan Kitchen/Dining Area
- Gated Tandem Covered Car Port
- First Floor Lounge
- Energy Efficiency Rating: C

**Ellis Close, Five Oak Green**

**GUIDE PRICE £425,000 - £450,000**

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## 2 Ellis Close, Five Oak Green, Tonbridge, Kent , TN12 6PQ

This lovely three-bedroom town house is situated in a private cul de sac, with the added bonus of a private field which is shared by all owners in Ellis Close. Upon entering the property, you walk into an open plan kitchen/ diner with bi-fold doors leading to the lovely, secluded garden, great space for entertaining.

Upstairs you will find the lounge and two bedrooms, one of which is being used as a dressing room with fitted sliding wardrobes, this could easily be transformed back into a bedroom.

On the third floor is the main bedroom with en-suite, wardrobes, and plenty of eave's storage.

Outside to the front is the drive and gated tandem covered car port for two vehicles.

A viewing of this property is highly recommended to appreciate what it has to offer. NO CHAIN

Composite front door with frosted decorative glass panels.

### KITCHEN/DINER:

Front aspect double glazed window, range of white cupboards and drawers with quartz work surface, riser and splashback, gas hob, eye-level double oven, integrated dishwasher, space for washing machine and fridge freezer, 1½ sink unit with mixer tap, heated towel rail, understairs cupboard, radiators, wood effect floor.

### DINER:

Triple bi-fold doors into garden, radiator, TV point.



**CLOAKROOM:**

Side aspect frosted double glazed window, wc, pedestal hand wash basin with mixer tap and tiled splashback, radiator, tiled floor.

**FIRST FLOOR LANDING:**

Part galleried, radiator, airing cupboard housing combi boiler.

**LOUNGE:**

Front aspect double glazed window, electric feature fireplace with marble hearth and surround, radiator, TV point, phone point.

**BEDROOM:**

Two rear aspect double glazed windows, built in wardrobes with sliding doors, radiator.

**BATHROOM:**

Rear aspect frosted double glazed window, bath with mixer taps and hand held attachment, thermostatic shower over bath with further hand held attachment, pedestal hand wash basin, wc, tiled walls and floor, heated towel rail, extractor.

**BEDROOM/DRESSING ROOM:**

Front aspect double glazed window, radiator, range of built in wardrobes with shelving and hanging space, dressing room wardrobes could be removed to give a spacious third bedroom.

Stairs to main bedroom.

**BEDROOM:**

Large double room, front aspect double glazed windows, two rear aspect Velux windows, rear aspect double glazed windows, two eaves storage, radiators, en-suite.

**EN-SUITE:**

Front and rear Velux windows, shower cubicle with thermostatic shower and handheld attachment, tiled walls, wc, pedestal hand wash basin, heated towel rail, tiled floor, eaves storage.

**OUTSIDE FRONT:**

Paved area to front door with small garden area with shrubs, to the side is the gated and covered tandem car port space for two vehicles, outside tap and power.

**OUTSIDE REAR:**

Steps down to patio area, lawn, flower beds and borders with mature shrubs, further patio seating area, summer house, gated side access to car port.

**TENURE:**

Freehold.

**COUNCIL TAX BAND:**

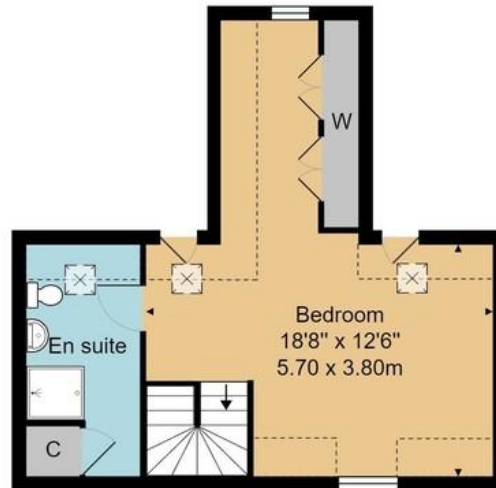
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**VIEWING:**

By appointment with Wood & Pilcher 01892 511311



Score	Energy rating	Current	Potential
92+	A		101A
81-91	B		
69-80	C	76C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Second Floor**



**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 1323 sq. ft / 122.9 sq. m**

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.

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