



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Mid Terraced House
- Three Bedrooms
- South Facing Garden
- Cloakroom
- Off Road Parking
- Energy Efficiency Rating: E

**Victoria Road, Golden Green**

**GUIDE £375,000 - £400,000**

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**26 Victoria Road, Golden Green, Tonbridge, Kent, TN11 0LR**

Situated in the corner of a quiet cul-de-sac in this picturesque hamlet just outside Tonbridge town is this three-bedroom mid-terrace family house.

Having been well maintained by the current owners the property offers well-proportioned accommodation over two floors. The ground floor has a light & bright sitting room at the rear of the property with bi-fold doors that stretch across the back of the house opening it up to the pretty south-facing garden. The kitchen/ dining room sits at the front and is fitted with contemporary units and integrated appliances with ample space for a table & chairs. There is also a useful cloakroom.

Upstairs there are two double bedrooms, and a large single bedroom as well as the modern bathroom. Outside the garden to the rear is south facing with pea shingle and raised beds which are planted with pretty flowering annuals and mature shrubs. There is also a good size shed at the bottom of the garden. To the front there is lawn, a pretty pergola and parking for one vehicle. There are also lovely views across the front of the house towards fields. We highly recommend a viewing to fully appreciate this lovely home.



Covered porch with composite front door with double glazed panels to side.

**ENTRANCE HALL:**

Stairs to first floor, radiator, wood flooring.

**CLOAKROOM:**

Front aspect frosted double glazed window, wc, radiator, basin set in vanity unit with mixer tap, part tiled walls, tiled floor, extractor.

**KITCHEN/DINER:**

Front aspect double glazed window, fitted with contemporary cupboards and drawers in gloss matt grey with contrasting work surface above, tiled splashbacks, 1½ sink unit with mixer tap and drainer, five ring gas hob with concealed extractor above, double eye level oven, ceiling spotlights, tiled floor.

**LOUNGE:**

Bi-folding doors across the back of the property, radiator, wood floor, TV point.

**FIRST FLOOR LANDING:**

Galleried, loft hatch, large cupboard, airing cupboard housing hot water tank.

**BEDROOM:**

Rear aspect double glazed window, wood floor.

**BEDROOM:**

Rear aspect double glazed window, radiator, built in cupboard.

**BEDROOM:**

Front aspect double glazed window, radiator, wood floor.

**BATHROOM:**

Two front aspect double glazed windows, panel enclosed bath with waterfall mixer tap, 'Mira' electric shower, pedestal hand wash basin, wc, tiled walls and floor, ceiling spotlights, extractor, heated towel rail.

**OUTSIDE FRONT:**

Off road parking for one vehicle, lawn, outside tap, bin store, path to front door, pergola.

**OUTSIDE REAR:**

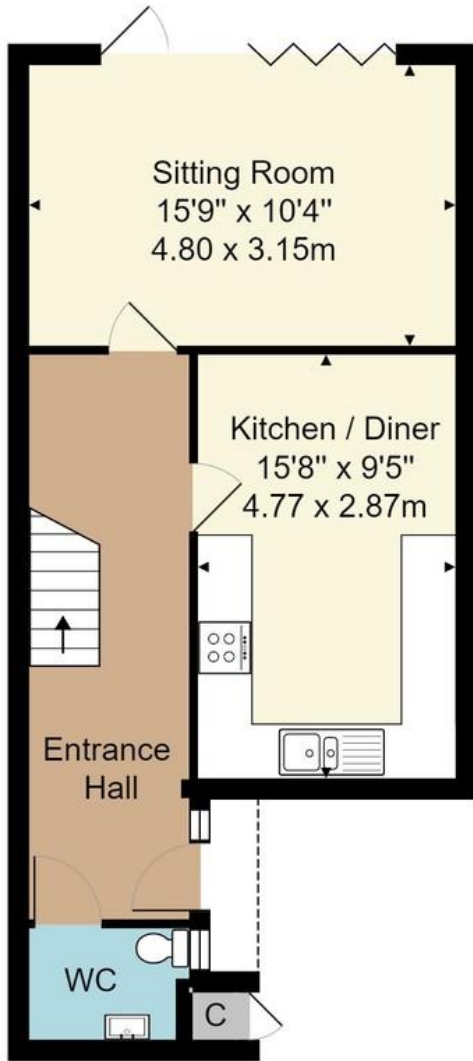
South facing garden with patio, raised beds with flowering annuals and mature shrubs, large shed and store, pea shingle with stepping stones.

**TENURE:** Freehold.

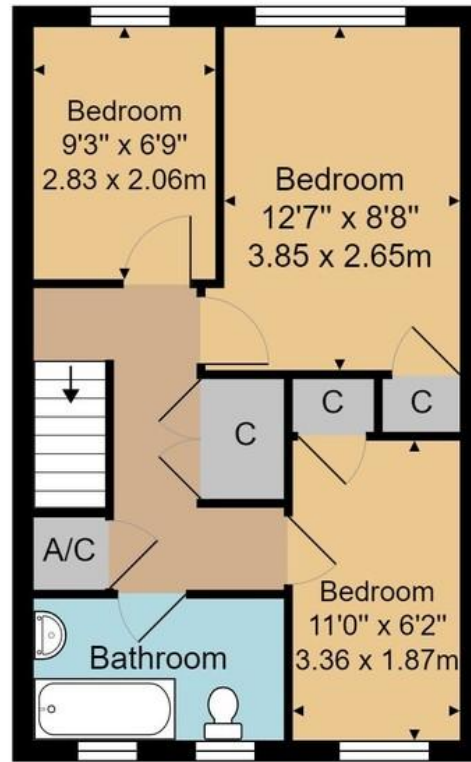
**COUNCIL TAX BAND:** C

**VIEWING:** By appointment with Wood & Pilcher 01892 511311

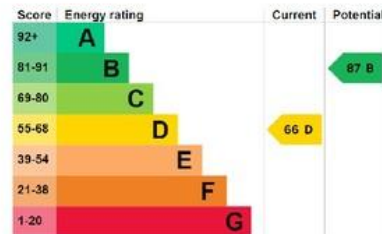




**Ground Floor**



**First Floor**



Approx. Gross Internal Area 885 ft<sup>2</sup> ... 82.2 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.

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