



FARM LANE
TONBRIDGE - GUIDE PRICE £800,000 - £825,000



16 Farm Lane

Tonbridge, Kent, TN10 3DG

Entrance Hall - Lounge - Dining Room - Kitchen - Four Bedrooms - Bathroom - Conservatory - Garage - Front and Rear Gardens - Garage - Driveway

Situated in a quiet cul-de-sac location with the garden backing on to woods and fields this four bedroom bungalow offers fantastic accommodation on a private plot. There is a spacious entrance hall which leads to the main accommodation comprising a large L-shaped lounge/ dining room which in turn leads to a conservatory affording views over the gardens. There is a kitchen with ample cupboards and space for all the usual appliances. The main bedroom has a modern ensuite, and a range of fitted wardrobes. There are two further double bedrooms and a room currently used as a study which could also be utilised as a bedroom. The family bathroom is modern and has a bath with shower over.

Outside there is a garage and ample driveway parking. The gardens enjoy a sunny aspect and is mainly laid to lawn, with patio areas, mature hedging and flower beds and borders with flowering annuals.

Double glazed front door with frosted insets and panel to side.

ENTRANCE HALL:

Side and rear aspect double glazed window, inset coir mat, tiled floor, two radiators, ample space for coats and shoes, three storage cupboards with one hanging space, consumer unit, loft hatch, ceiling spotlights.

BEDROOM:

Front aspect double glazed window, large double room, radiator.

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Front aspect double glazed window, double room, radiator, TV point.



BATHROOM:

Side aspect frosted double glazed window, modern bathroom with panel enclosed bath with mixer tap and hand held shower attachment, glass screen, basin and W.C., set into vanity unit with cupboards under and to side, radiator towel rail, tiled walls, ceiling spotlights, extractor.

KITCHEN:

Two side aspect double glazed windows, side aspect double glazed door, wall and floor cupboards and drawers in cream 'Shaker' style, wood effect work surface, tiled walls, sink unit with mixer tap and drainer, integrated dish washer, space and plumbing for washing machine, five ring gas hob with stainless steel extractor above, double eye level oven and grill, integrated fridge freezer, vinyl floor, ceiling spotlights.

BEDROOM/STUDY:

Side aspect double glazed window, radiator.

LOUNGE/DINING ROOM:

L shaped dining room, radiator, arched open to lounge.

Lounge.

Front aspect double glazed window, double glazed door to conservatory, two TV points, two radiators, door to garage.

CONSERVATORY:

Part brick, mostly glass conservatory with pitched roof, double glazed door to patio.

BEDROOM:

Large double room with two rear aspect double glazed windows, bank of built in wardrobes, two radiators, en-suite, TV point.

EN-SUITE:

Double walk in shower with thermostatic controls and moveable shower head, W.C. and basin set into vanity unit with cupboards under, tiled walls, ceiling spotlights, extractor, radiator towel rail.

GARAGE:

Rear aspect double glazed window, double glazed door to garden, up and over door, loft hatch with access to eaves storage, power and light.

OUTSIDE FRONT:

Brick built driveway, access to garage, mature shrubs with slate border.



OUTSIDE REAR:

Gated access to both sides, large patio area, flower beds and borders with mature shrubs and plants, mainly laid to lawn, two tiers, outside tap, power point.

First Tier:

Three sheds, greenhouse, secret garden with composting area backing onto woodland and fields, gated access to rear and to public footpath giving access to local walks, pergola with climbing roses, mature cherry and apple trees.

Second Tier:

Mature hedging, lawn, flowering annuals, wild garden area.

TENURE:

Freehold.

COUNCIL TAX BAND:

F.

VIEWING:

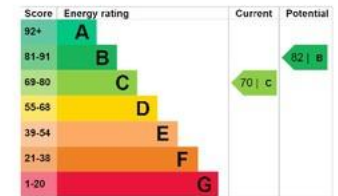
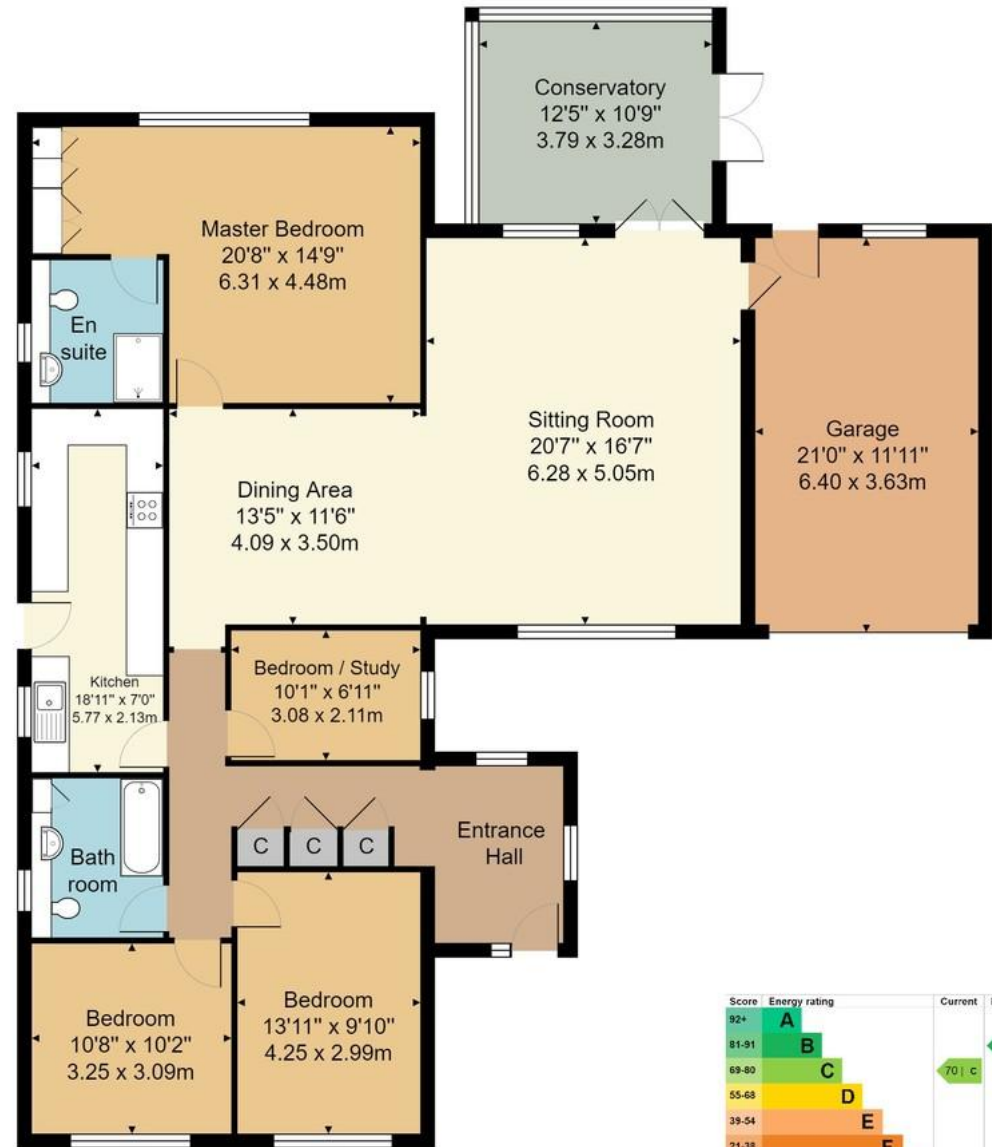
By appointment with Wood & Pilcher 01732 351135

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Bungalow Approx. Gross Internal Area 1681 sq. ft / 156.2 sq. m
Approx. Gross Internal Area (Incl. Garage) 1943 sq. ft / 180.5 sq. m