



- Semi Detached House
- Three Bedrooms
- Lounge
- Kitchen and Dining Room
- On Street Parking
- Energy Efficiency Rating: E

Bishops Oak Ride, Tonbridge

GUIDE PRICE £375,000 - £385,000



238 Bishops Oak Ride, Tonbridge, Kent, TN10 3PG

GUIDE PRICE £375,000 - £385,000 Situated on a popular estate in North Tonbridge, this is a spacious and well presented three-bedroom semi-detached house. Downstairs the accommodation is comprised of a large lounge with open fireplace, modern kitchen/dining room with ample space for dining and the kitchen being fitted with all the expected appliances and opening to the conservatory which offers an aspect over the garden. To the rear of the kitchen there is also additional storage and a workshop.

Upstairs there are two double bedrooms, a further single bedroom, and a family bathroom.

Outside there is a sunny rear garden that is mainly laid to lawn with mature shrubs and trees.

The property is in very good condition and would be an ideal family home as it is in a quiet environment close to good local primary education and a short ride to the excellent secondary schools and amenities in nearby Tonbridge. We would recommend an early viewing as it will prove popular.

PORCH:

Tiled floor leading to entrance hall.

ENTRANCE HALL:

Double glazed glass panel door, radiator, engineered wood floor, ceiling spotlights, heating controls, understairs cupboard, carpeted stairs to first floor.



LOUNGE:

Front aspect leaded lattice double glazed window, engineered wood floor, feature fireplace with tiled surround and hearth, glass panel wood door to entrance hall, glass panel wood door to kitchen.

KITCHEN/DINING ROOM:

Side aspect leaded lattice double glazed window, fitted high and low level units with worksurfaces over, 1½ bowl sink unit with draining board, tiled floor, ceiling spotlights, electric 'Baumatic' hob with extractor above, plumbing for dishwasher, space for fridge freezer, radiator, patio door to conservatory.

CONSERVATORY:

Double glazed windows, door to garden, tiled floor, double radiator, door to storage rooms.

STORE ROOM:

One housing the washing machine, additional workshop/storage, door to side passage and front garden, back door to garden.

BEDROOM:

Front aspect double glazed leaded lattice window, dimmer light switch, radiator, fitted cupboard, engineered wood floor.

BATHROOM:

Rear and side aspect frosted double glazed leaded lattice window, pedestal hand wash basin, low level wc, tiled splashbacks, patterned tile effect floor, heated towel rail, ceiling spotlights, wood panel bath with mixer tap and hand held shower, glass shower screen and wall mounted electric shower.

BEDROOM/STUDY:

Front aspect leaded lattice double glazed window, radiator, engineered wood floor, fitted cupboard.

BEDROOM:

Rear aspect leaded lattice double glazed window, radiator, pedestal hand wash basin, fitted wardrobe.

OUTSIDE FRONT:

Brick path to front door, lawn with mature shrubs, access to the rear garden, storage room.

OUTSIDE REAR:

Southwest facing garden, patio leading to lawn area with mature shrubs and trees.

TENURE:

Freehold

COUNCIL TAX BAND:

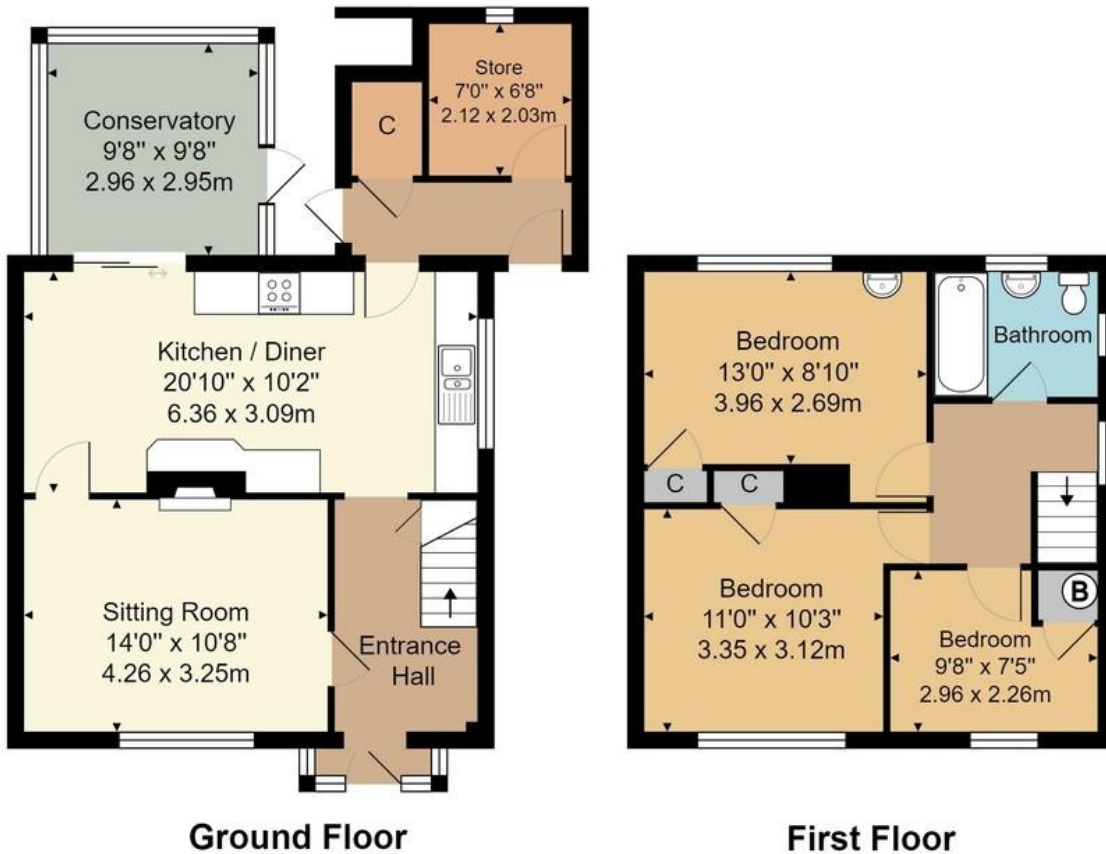
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VIEWING:

By appointment with Wood & Pilcher 01732 351135



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



Approx. Gross Internal Area 1096 ft² ... 101.8 m²

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