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PILCHER**

*Sales, Lettings, Land & New Homes*



- Semi Detached House
- Four Bedrooms
- Family Bathroom & Ensuite
- Rear Garden
- Large Garage and Driveway
- Energy Efficiency Rating: C

**Silverhurst Drive, Tonbridge**

**Offers In Excess of £495,000**

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## 29 Silverhurst Drive, Tonbridge, Kent, TN10 3QQ

This semi-detached property is located in a popular area of Tonbridge and although in need of cosmetic updating it does offer spacious family accommodation. To the front of the house is a lawn and driveway leading to a large garage. The front door leads into the entrance hall and downstairs WC, and then on to the lounge, dining, and sunroom. The ground floor accommodation is completed by a fitted kitchen and additional utility room. The rear back garden offers privacy and there is access to the front of the property via a side gate. Returning to the entrance hall, there are stairs leading up to the first-floor landing where you'll then find the main bedroom with an en-suite bathroom, two further double bedrooms, a single bedroom and family bathroom.

Silverhurst Drive would be ideal for a family. There are a selection of primary schools within reach and highly rated secondary education can be found in Tonbridge and Tunbridge Wells. Just around the corner are local shops and a very handy 'Sainsburys Local'. A bus service takes you into Tonbridge with its vibrant shopping centre and varied leisure amenities. There is also a 'Centaur' Coach Commute stop at the bus stop, handy if working in London, not forgetting the regular train service to central London too. You will begin to understand why Tonbridge has become so popular as a place to live. We would encourage you to arrange a viewing at the earliest opportunity.

### ENTRANCE HALL:

Solid wood floor, radiator, stairs to first floor, understairs cupboard, cloakroom.

### CLOAKROOM:

Front aspect frosted glass window, low level wc, wall mounted hand wash basin, radiator, part tiled walls, solid wood floor.



**KITCHEN:**

Side aspect double glazed window, rear aspect double glazed patio doors to garden, high and low level units with work surfaces over, tiled splashbacks, breakfast bar, two radiators, sink with mixer tap and draining board, wall mounted "Worcester" boiler, tiled flooring, plumbing for dishwasher, space for large cooker with fitted extractor hood above, utility room.

**UTILITY ROOM:**

Rear aspect double glazed window, double glazed glass panel door to garden, sink with mixer tap and draining board, radiator, ceiling spotlights, tiled floor, door to garage.

**GARAGE:**

Large garage with frosted side aspect window, light and power.

**RECEPTION:**

Front aspect double glazed window, solid wood floor, open fireplace (not currently in use), TV point, frosted glass panel doors leading to dining room.

**DINING ROOM:**

Radiator, solid wood floor.

**SUN ROOM:**

Double glazed patio door to garden, radiator, solid wood floor.

**FIRST FLOOR LANDING:**

Radiator, access to boarded loft.

**BEDROOM:**

Front aspect double glazed window, carpeted floor, fitted wardrobes, radiator, en-suite.

**EN-SUITE:**

Rear aspect frosted glass window, low level W.C, pedestal wash hand basin with mixer tap, shower cubicle with wall mounted electric shower, shaver socket, bidet, corner bath with mixer tap and handheld shower head, radiator, part tiled walls, ceiling spotlights, carpeted floor.

**BATHROOM:**

Rear aspect frosted glass window, pedestal wash hand basin, low level W.C, radiator, part tiled walls, lino floor, wood panel bath with glass shower screen, mixer tap shower with wall mounted head.

**BEDROOM:**

Rear aspect double glazed window, two fitted cupboards (one housing water tank), radiator, carpeted floor.

**BEDROOM:**

Front aspect double glazed window, fitted cupboard, radiator, carpeted floor.

**BEDROOM:**

Front aspect double glazed window, mirrored fitted wardrobes, radiator, carpeted floor.

**OUTSIDE FRONT:**

Brick paved driveway providing parking off road parking for two to three vehicles, small lawn with shrubs, access to garage.

**OUTSIDE REAR:**

Lawn with mature shrubs and trees, side access to the front of the house.

**TENURE:**

Freehold.

**COUNCIL TAX BAND:**

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**VIEWING:**

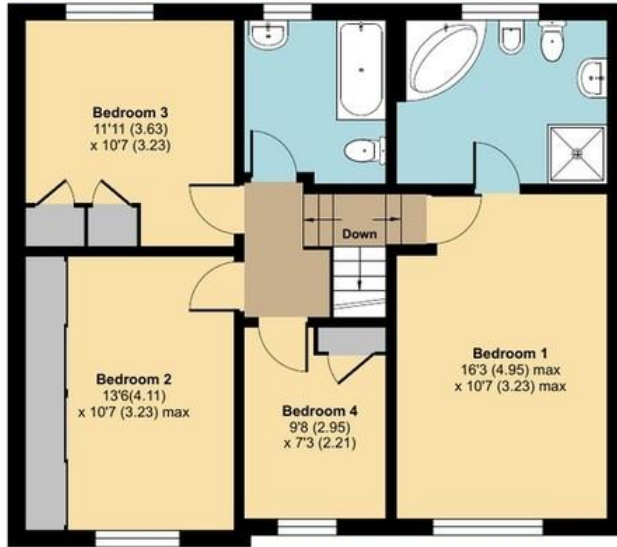
By appointment with Wood & Pilcher 01732 351135.



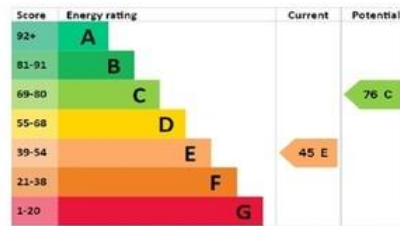
# Silverhurst Drive, Tonbridge, TN10

Approximate Area = 1701 sq ft / 158 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Wood & Pilcher. REF: 1016837



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