



WHEATSHEAF WAY
TONBRIDGE - £575,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

22 Wheatsheaf Way

Tonbridge, Kent, TN10 3PJ

Entrance Hall - Lounge/Dining Room - Kitchen - Three Bedrooms - Bathroom - Front And Rear Gardens - Garage - Driveway

Located on a quiet road in the popular 'Trench Wood' area of Tonbridge, this detached bungalow has been redecorated by the current owners and has the added benefit of new carpets, wood effect flooring and a new fitted kitchen. The bright and spacious lounge looks on to the rear garden. Adjacent to the lounge is a study which would also make a good single bedroom and there are two further double bedrooms, a bathroom and a refitted kitchen. This has generous cupboard space, solid wood worksurfaces, a fitted electric oven, hob, fridge and freezer. There's also space for a washing machine, and a dishwasher if so required. Outside to the front you'll find off road parking and a lawn, with a garage to the side of the bungalow. The rear can be reached from the kitchen, lounge or a side gate. With a sunny aspect the garden has a large lawn with mature shrubs and trees, ideal for someone with 'green fingers'. The property does have further potential to extend either up, or to the back (SSTP).

Wheatsheaf Way is being offered with no chain and with demand for bungalows being so strong we would encourage you to view as soon as possible in order to avoid disappointment.

Front door to entrance hall.



ENTRANCE HALL:

Wood effect laminate floor, radiator, access to loft, cupboard housing hot water tank, additional storage cupboard housing gas meter/electric meter and fuse board.

BATHROOM:

Side aspect frosted double glazed leaded window, pedestal hand wash basin, low level W.C., panel bath with glass shower screen, wall mounted electric shower, tiled walls, radiator, ceiling spotlights, fitted cupboards, wood effect laminate floor.

BEDROOM:

Front aspect double glazed leaded window, radiator, fitted carpet.

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BEDROOM/STUDY:

Rear aspect double glazed window, radiator, fitted carpet.

LOUNGE:

Two rear aspect double glazed windows, gas coal effect fireplace with brick surround and stone hearth, two radiators, fitted carpet, double glazed door to garden, T.V. point.

KITCHEN:

Rear aspect double glazed window, fitted high and low level units with solid wood worksurface over, tiled splashbacks, stainless steel sink with mixer tap and drainer, cupboard housing 'Potterton' boiler, space for washing machine and dishwasher, fitted 'Lamona' hob, extractor above, fitted 'Lamona' electric oven, fitted 'Lamona' fridge freezer, ceiling spotlights, double glazed door to garden.



OUTSIDE FRONT:

Brick driveway leading to the garage, low brick wall and hedge to the front of the lawn, side gate leading to rear garden.

OUTSIDE REAR:

Small patio leading to lawn with mature shrubs and trees, green house and shed, garage to the side of the property.

TENURE:

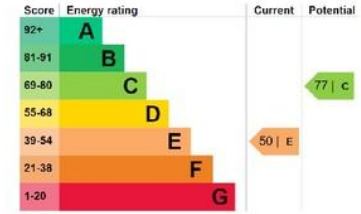
Freehold.

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511311



Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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Approx. Gross Internal Area 973 ft² ... 90.4 m²
(Incl. Garage)

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.