



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Semi Detached Bungalow
- Two Double Bedrooms
- Large Living/Dining Room
- Driveway with Off Road Parking
- Potential to Extend
- Energy Efficiency Rating: D

**Hopgarden Road, Tonbridge**

**OFFERS IN EXCESS OF £450,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



**166 Hopparden Road, Tonbridge, Kent , TN10 4QY**

Located on a crescent in the popular Higham Wood area of Tonbridge, is this well presented, semi-detached bungalow with two double bedrooms.

There is a lovely lawn area to the front and driveway to the side providing ample parking for two vehicles. The property has been much loved over the years. From the entrance hall you have access to the bedrooms, bathroom, living room/dinner room and kitchen. The living room is located at the rear of the property and is overlooking the sunny garden which would be a great space to enjoy alfresco dining and create a vegetable patch for keen gardeners. The property does have potential to extend STPP. With demand for bungalows being so high and this one having NO CHAIN an early viewing is highly encouraged.

**ENTRANCE HALL:**

Radiator, carpeted floor, cupboard housing hot water tank, loft hatch.



**BEDROOM:**

Front aspect double glazed windows, radiator, carpeted floor, ceiling cornicing.

**BEDROOM:**

Front aspect double glazed windows, radiator, carpeted floor, fitted wardrobes.

**BATHROOM:**

Side aspect frosted double glazed window, panel bath with mixer tap shower, hand wash basin with mixer tap, and cupboard underneath, low level wc, tiled walls and floor, heated towel rail.

**KITCHEN:**

Side and rear aspect double glazed window, fitted wall and floor cupboards with work surface over, tiled splashbacks, sink with mixer tap and drainer, plumbing for washing machine, space for cooker, radiator, cupboard housing electric meter, integrated fridge, lino floor, door to garden.

**OUTSIDE FRONT:**

Lawn and driveway parking.

**OUTSIDE REAR:**

Double gate to rear drive leading to garage, patio leading to lawn with flower borders, mature shrubs and trees, rear patio with green house, two sheds.

**TENURE:**

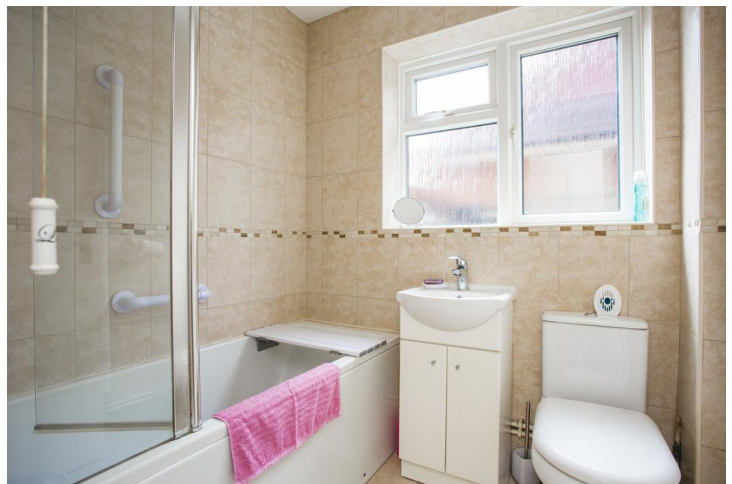
Freehold.

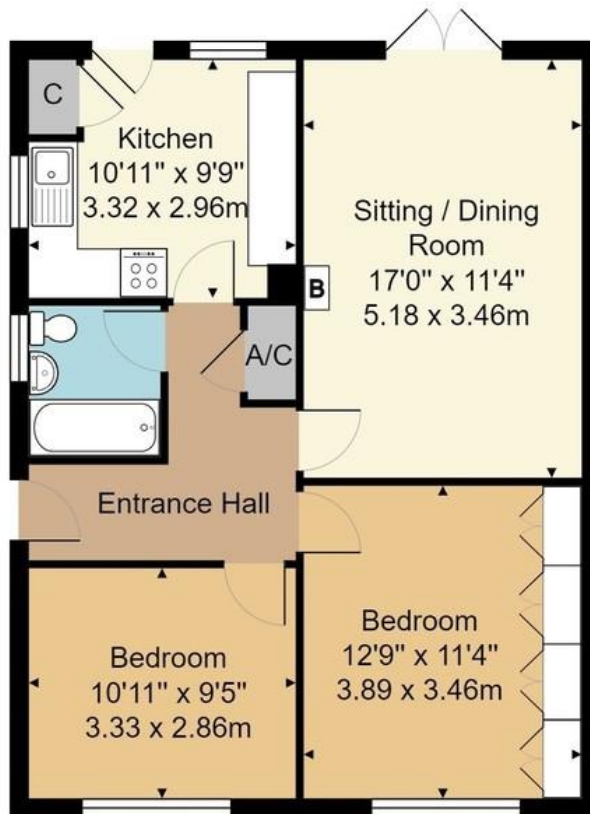
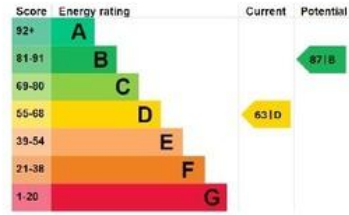
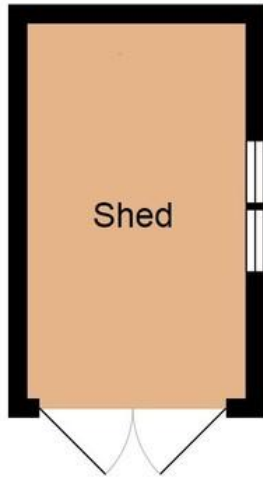
**COUNCIL TAX BAND:**

D.

**VIEWING:**

By appointment with Wood & Pilcher 01732 351135





Approx. Gross Internal Area 681 ft<sup>2</sup> ... 63.3 m<sup>2</sup> (excluding shed)

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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211  
 Crowborough 01892 665666  
 Southborough 01892 511311  
 Tunbridge Wells 01892 511211  
 Letting & Management 01892 528888  
 Associate London Office 02070 791568

