



THE DRIVE
TONBRIDGE - £1,000,000



63b The Drive

Tonbridge, Kent, TN9 2LS

Entrance Hall - Lounge - Dining Room - Kitchen/Breakfast Room - Conservatory - Four Bedrooms - En Suite - Family Bathroom - Garage - Driveway - Front and Rear Gardens

Situated in a highly desirable road on the south side of Tonbridge being within 0.6 miles of the main line station, town centre and within walking distance of highly regarded primary and secondary schools is this highly individual four bedroom detached family home.

The current owner has maintained the property to a high standard and has extended and improved a number of areas, although there is still scope for further extensions and modernisation if desired.

Winding your way along the private drive you are struck by how secluded yet central the location of this house is. The drive opens up to reveal the house, and the detached double garage sitting beside it along with ample parking for several vehicles.

Stepping into the light & bright entrance hall there is the sitting room to your left with large picture windows providing a lovely aspect over the generous gardens. To the rear is the kitchen/ breakfast which is well fitted with plenty of cupboards and has space for all the expected appliances and provides access to the conservatory. There is a large dining room with double doors opening to the south-facing patio section of the garden and would make a fantastic entertaining space throughout the year. On this floor is also a cloakroom/ shower room.

The first floor provides all the bedrooms with the main bedroom being an extension to give a large principle room with a range of fitted wardrobes, dressing table and bedside cabinets. There is an ensuite shower room which also is fitted with a drying cupboard.

There are two further double bedrooms, plus a generous single bedroom and a modern fitted family bathroom.





Externally the gardens and grounds extend to just over 1/3 acre, being mainly laid to lawn and facing southerly and easterly directions.

There are large borders with mature trees and shrubs providing a high degree of privacy all over the plot, and a south-facing patio. There is passenger access to the detached double garage which is currently used as a workshop but has an up and over door and would comfortably house modern cars.

Being sold with NO CHAIN we highly recommend a viewing to appreciate this rarely available family home.

Original glazed front door with full length glazed window to either side.

ENTRANCE HALL:

Stairs to first floor, radiator,, doors to rooms, phone point, thermostat.

LOUNGE:

Front aspect double glazed window, sliding double glazed door to garden, radiator, TV point.

DINING ROOM:

Side aspect double glazed window, double glazed door to garden, 2 radiators, wood burning fireplace with marble hearth.

KITCHEN/BREAKFAST ROOM:

Two rear aspect double glazed windows, fitted wall and floor cupboards and drawers with wood work surface, tiled splashbacks, 1½ sink unit with mixer tap and drainer, space for washing machine, dish washer, and fridge freezer, cooker with concealed extractor above, door to cupboard housing floor mounted boiler, larder cupboard housing consumer unit and shelving, door to conservatory.

CONSERVATORY:

Full length glazed windows to all sides with double glazed door to garden.

SHOWER ROOM:

Side aspect frosted double glazed window, wall mounted basin WC. shower cubicle with fixed shower head and Mira controls, tiled floor, splashbacks, radiator.

FIRST FLOOR LANDING:

Front aspect double glazed window, galleried landing, loft hatch, airing cupboard housing hot water tank.

BEDROOM:

Front aspect double glazed window, range of fitted wardrobes, dressing table and bedside cabinets.

EN-SUITE:

Side aspect double glazed window, corner cubicle with shower attachment and 'Aqualisa' controls, pedestal hand wash basin, WC, radiator, drying cupboard, shower pump.

BEDROOM:

Rear aspect double glazed window, radiator, built in wardrobe.

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Rear aspect double glazed window, radiator.

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Rear aspect double glazed window, radiator, built in wardrobe.

FAMILY BATHROOM:

Side aspect frosted double glazed window, panel enclosed bath with mixer tap and shower attachment, WC, pedestal hand wash basin, radiator, tiled splashbacks.

OUTSIDE FRONT:

Shared and private driveway, a number of large trees and mature shrubs, off road parking with three to four vehicles.

OUTSIDE REAR:

East and South facing gardens mainly laid to lawn and being just over 0.3 acres (TBC) with large borders housing mature shrubs and trees providing complete privacy on all sides, patio on south facing side, outside tap, side access, access to garage.

GARAGE:

Double detached garage with up and over door, passenger access, light and power.



SITUATION:

The property is situated in the vibrant town of Tonbridge which offers an eclectic mixture of bars, restaurants, shops and of course Tonbridge train station offering fast and frequent services to central London. The town is well served regarding schooling for all ages with a wide range of primary, secondary, grammar and a number of public schools. Recreational facilities in and around Tonbridge include Haysden country park, rowing and river activities, Tonbridge indoor/outdoor swimming pools, Angel leisure centre, the annual summer carnival; plus the historic Tonbridge castle which offers many more activities and numerous popular yearly events.

TENURE:

Freehold.

COUNCIL TAX BAND:

E

VIEWING:

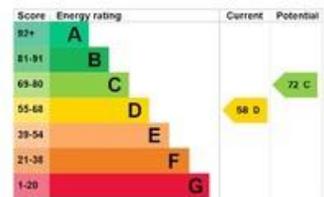
By appointment with Wood & Pilcher 01892 511311





House Approx. Gross Internal Area 1629 sq. ft / 151.3 sq. m

Garage Approx. Internal Area 309 sq. ft / 28.7 sq. m



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.

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124 London Road, Tunbridge Wells,
Kent, TN4 0PL
Tel: 01892 511311
Email: southborough@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk





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