



WHISTLER ROAD
TONBRIDGE - £595,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

78 Whistler Road

Tonbridge, TN10 4RQ

Entrance Hall - Lounge - Kitchen/Family Room - Dining Area/Conservatory - Four Bedrooms - Bathroom - En-Suite - Garage - Front And Rear Gardens

Situated in a popular residential road for families, being with the catchment area for Woodlands Primary School and giving access to local shops and amenities within half a mile is this well presented detached family home.

Offering spacious and well proportioned accommodation this home is ready to move into! Stepping into a spacious entrance hall there is a passenger door to the garage, stairs to the first floor and a useful cloakroom. At the back of the house is the majority of the open plan living space with a fitted kitchen including NEFF induction hob and matching eye-level oven and microwave alongside integrated dishwasher and fridge/ freezer. This is open to a family space with room for sofas/ coffee tables and this in turn opens to the dining room which provides a lovely aspect over the garden along with double doors opening to the patio. There is a doorway from the family space to a sitting room which has a front aspect and log burner which will be cosy in the winter months.

Upstairs there are four good size bedrooms with three being good size double rooms, and one of these having the benefit of an ensuite shower & basin. The fourth bedroom is a large single room which is currently used as a study. The family bathroom is of a good size and fitted with modern sanitary ware.

Outside there is a garage and double brick built driveway to accommodate four vehicles, as well as a pretty section of lawn providing some green space.

At the rear the garden is low maintenance with a patio area, separate decked area, lawn, flower beds and borders and a shed.

We highly recommend a viewing to fully appreciate how much is on offer with this lovely family home.



CANOPY ENTRANCE:

Double glazed front door with frosted inset panels.

ENTRANCE HALL:

Stairs to first floor, radiator, doors to garage.

CLOAKROOM:

Side aspect frosted double glazed window, WC, wall hung basin, tiled floor, radiator.

KITCHEN/DINER:

Rear aspect double glazed window fitted with gloss cream, handleless cupboards and drawers with contrasting worksurface, tiled splashback, 'Neff' induction hob with extractor above, 'Neff' double eye level oven and integrated microwave, integrated fridge freezer, integrated dish washer, 1½ sink unit with mixer tap and drainer, side aspect double glazed window ceiling spotlights, open to family space with room for sofa and coffee table, radiator, open to conservatory - style extension with rear aspect double glazed bay window, double glazed door to garden, radiator, wooden floor throughout this area.

LOUNGE:

Front aspect double glazed window, radiator, log burner with granite hearth.

FIRST FLOOR LANDING:

Galleried with side aspect double glazed window, loft hatch with ladder and light.

BATHROOM:

Side aspect frosted double glazed window, basin set on vanity unit with cupboards below, WC, panel enclosed bath with mixer tap and shower attachment, heated towel rail, tiled walls.

BEDROOM:

Side aspect double glazed window, radiator, airing cupboard housing hot water tank.

BEDROOM:

Side aspect double glazed window, radiator, en-suite

EN-SUITE:

Shower with shower cubicle and thermostatic controls, tiled walls, wall hung basin with mixer tap, cupboard under, tiled floor, extractor, ceiling spotlights.



BEDROOM:

Front aspect double glazed window, radiator.

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Front aspect double glazed window, radiator.

GARAGE:

Side aspect double glazed window, passenger door from inside entrance hall, utility space with plumbing and electric for washing machine and tumble dryer, wall mounted boiler, electric roller doors.

OUTSIDE FRONT:

Brick built driveway.

OUTSIDE REAR:

Patio area, lawn, decking, shed, flower beds and borders with mature shrubs, side access, outside tap.

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.

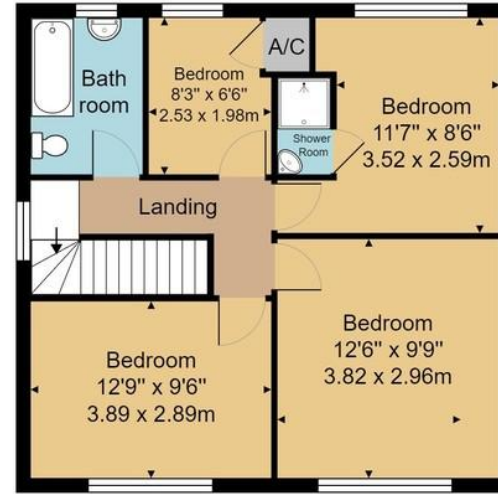


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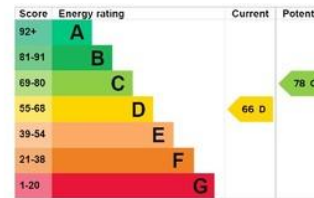
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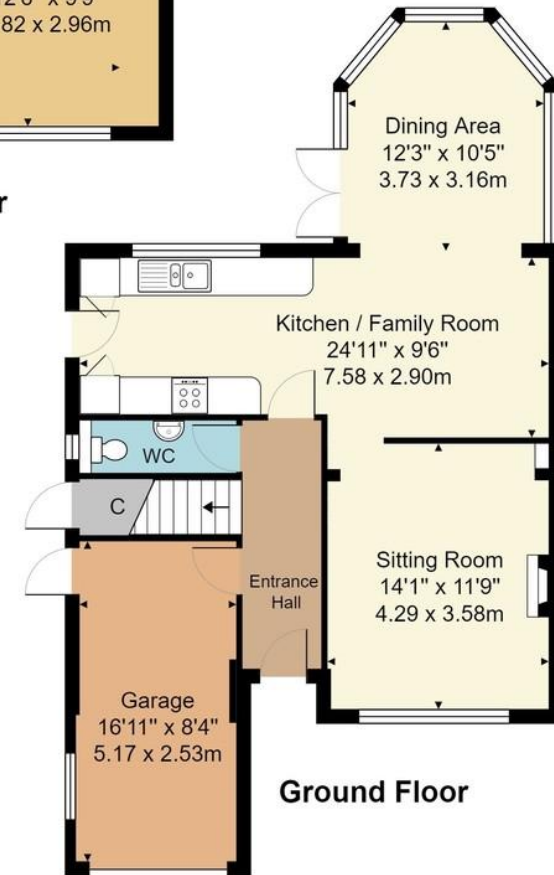
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First Floor



Total Area: 1366 ft² ... 126.9 m²



Ground Floor

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.