



BEVERLEY
CRESCENT

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TONBRIDGE – GUIDE PRICE: £490,000 - £525,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

34 Beverley Crescent

Tonbridge, Kent, TN9 2RD

**Entrance Hall - Lounge - Dining Room - Kitchen -
Conservatory - Four Bedrooms - Bathroom - Separate WC -
Summer House - Shed - Garage - Front And Rear Gardens -
Driveway**

Situated in the quiet corner of a cul-de-sac on the south side of Tonbridge one of the lovely features of this property are the far reaching rural views over the surrounding countryside and its close proximity to Haysden Country Park, local secondary and primary schools and the town centre.

Internally the property comprises a spacious entrance hall with large coat/ shoe cupboard and cloakroom. The sitting/ dining room is a large through room with doors opening to the conservatory which in turn has a lovely aspect over the garden. The kitchen is a modern fit with shaker style cupboards and solid wood worksurface and space for all the expected appliances.

Upstairs there are four good size bedrooms and the modern family bathroom.

Externally the rear garden faces west and has a lovely patio under a pergola - a great spot to enjoy the sun all day long. The current owners installed a summerhouse which also has additional shed storage. The garage is set back at the bottom of the drive which provides parking for 2-3 cars.

This property is presented in good condition throughout but offers further opportunity to extend (SSTP) if desired. Being sold with NO CHAIN we highly recommend an early viewing.

ENTRANCE HALL:

Front aspect double glazed window, large storage cupboard, understairs cupboard, stairs to first floor, radiator.

SITTING/DINING ROOM:

Front aspect double glazed window, radiator, TV point, open to dining room with radiator and doors to kitchen & conservatory.



KITCHEN:

Fitted with a range of wall & floor cupboards and drawers with contrasting solid wood worksurface and tiled splashback, gas hob & electric oven, space & plumbing for a washing machine & dishwasher, space for a fridge/ freezer, 1 1/2 sink unit with mixer tap & drainer, laminate floor, door back to entrance hall.

CONSERVATORY:

Brick built with double glazed windows and double doors opening to the garden, tiled floor.

CLOAKROOM:

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

LANDING:

Access to boarded loft via hatch which houses the combination boiler and has a light, airing cupboard.

BEDROOM:

Front aspect double glazed window, radiator.

BEDROOM:

Front aspect double glazed window, radiator.

BEDROOM:

Rear aspect double glazed window, radiator.

BEDROOM:

Rear aspect double glazed window, radiator.

BATHROOM:

Frosted side aspect double glazed window, bath with hot and cold taps, full height built in Triton' shower, hand wash basin, WC, heated towel rail, tiled walls, wood effect lino flooring, extractor.

GARAGE:

Single garage with up and over door, power & light.

OUTSIDE FRONT:

Laid to lawn with mature tree and driveway with parking for 2-3 cars and gate to rear garden.



OUTSIDE REAR:

West-facing garden which is mainly laid to lawn with patio, pergola which is Boston Ivy, summerhouse with additional storage shed, outside tap.

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

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 contained. 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.



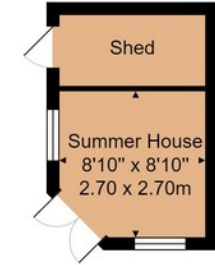
124 London Road, Tunbridge Wells,
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Tel: 01892 511311

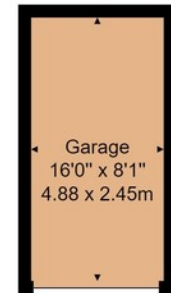
Email: southborough@woodandpilcher.co.uk

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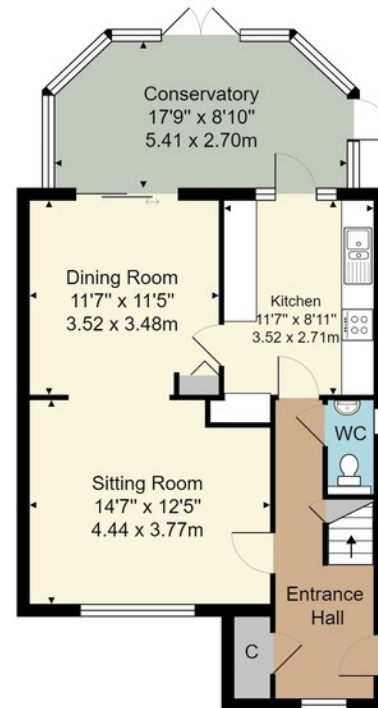
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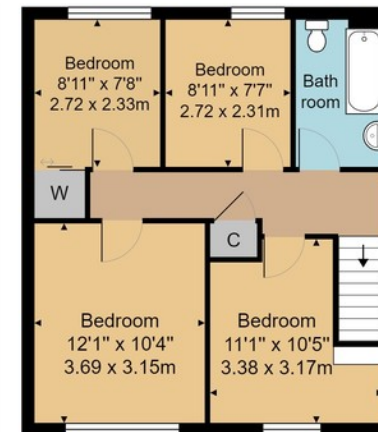
Area: 115 ft² ... 10.7 m²



Area: 129 ft² ... 12.0 m²



Ground Floor



First Floor

House Approx. Gross Internal Area 1238 sq. ft / 115.0 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.