



QUARRY BANK
TONBRIDGE - £975,000



48 Quarry Bank

Tonbridge, Kent, TN9 2QZ

Entrance Hall - Lounge - Study - Utility Room - Kitchen/
Diner - Five Bedrooms - Two En-Suites - Garage - Front and
Rear Gardens - Driveway

Wooden front door with stained glass inserts.

ENTRANCE HALL:

Solid wood floor, stairs to first floor, radiator, understairs cupboard.

LOUNGE:

Front aspect double glazed window, double glazed double door with double glazed window to either side leading to conservatory, solid wood floor, two radiators, gas fire with marble hearth and inset with decorative wood surround.

CONSERVATORY:

Traditional brick and glass construction with pitched roof which protects from the heat, two sets of double doors to garden, tiled floor.

DINING ROOM:

Rear aspect double glazed window with plantation shutters, solid wood floor, radiator, double doors from the entrance hall.

CLOAKROOM:

Wall hung basin with tiled splashback, WC, radiator, solid wood floor.

KITCHEN/DINING ROOM:

Rear and side aspect double glazed window, fitted with range of wall and floor cupboards and drawers with contrasting worksurface, tiled splashbacks, 1½ sink unit with mixer tap and drainer, space for range cooker, fridge freezer, and dishwasher, radiator, breakfast bar.



UTILITY ROOM:

Side aspect double glazed door, sink unit with mixer tap and drainer, space for washing machine and tumble dryer.

FIRST FLOOR LANDING:

Front aspect double glazed window, part galleried, radiator, large airing cupboard.

BEDROOM:

Front aspect double glazed window with plantation shutters, two built in wardrobes with hanging and shelving space, solid wood floor, two radiators, 'Velux' window, en-suite.

EN-SUITE:

Side aspect frosted double glazed window, shower cubicle with electric shower, tiled walls, pedestal hand wash basin, WC radiator, tiled splashbacks.

BATHROOM

Side aspect frosted double glazed window, panel enclosed bath with mixer tap and handheld attachment, glass screen, WC, basin with cabinet below, radiator, tiled walls and floor.

BEDROOM:

Front and rear aspect double glazed window, two radiators, two built in wardrobes, en-suite.

EN-SUITE:

Front aspect double glazed window, double shower cubicle with fixed waterfall head and handheld attachment, WC, pedestal hand wash basin, tiled walls and floor, radiator.

BEDROOM:

Rear aspect double glazed window, built in wardrobe door to internal hallway which can be used as a bedroom/study with rear aspect double glazed window, radiator, stairs to second floor.

SECOND FLOOR LANDING:

Part galleried, 'Velux' window.

BEDROOM:

Two 'Velux' windows to rear, 1 'Velux' window to front, built in wardrobe, radiator, eaves storage.



BEDROOM:

'Velux' window to front, radiator.

OUTSIDE FRONT:

Brick built driveway with parking for several vehicles, electric charging point, mature hedging defining boundaries, detached double garage with two up and over doors, light and power.

OUTSIDE REAR:

South facing stepped garden with decked area, patio, galleried lawn area, mature shrubs and trees, side access, summer house.

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:

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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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