



THE HAWTHORNS, FIVE OAK GREEN ROAD
TONBRIDGE - GUIDE PRICE £625,000 - £650,000



**WOOD &
PILCHER**
Sales, Lettings, Land & New Homes

The Hawthorns

Five Oak Green, Tonbridge, TN12 6RW

**Impressive Entrance Hall - Living Room - Dining Room
Kitchen/ Breakfast Room - Utility Room - Cloakroom
Bedroom/ Study - Galleried Landing - Main Bedroom
Ensuite Shower Room - Three Further Bedrooms - Family
Bathroom - Double Garage - Ample parking - Garden**

A deceptively spacious detached family which offers well proportioned accommodation which would benefit from some minor cosmetic upgrading here and there to suit personal tastes. Stepping into the entrance hall you get a real sense of space, and your eye is drawn up to the galleried landing above. The living room is double aspect with doors that open up to the garden and a lovely feature fireplace which currently has a gas fire but could easily accommodate a log burner. The dining room is exceptionally spacious and has the potential to be opened up into the kitchen/ breakfast room for open plan living. There is a spacious utility room, cloakroom and cloaks cupboard as well. Also downstairs is a further room currently used as a large double bedroom but might suit better as a home office.

Upstairs there is the main bedroom with ensuite shower which has been recently refitted and built in wardrobes. There are two further double bedrooms with built in wardrobes and a spacious single bedroom as well as the family bathroom. The loft space is boarded with ladder and light and could have potential to convert (STPP).

Outside there is a double garage with automatic doors and ample parking in front. The gardens are low maintenance with patio and level lawn but private and of a good size.

Being sold with NO CHAIN and now priced to attract a swift sale we highly recommend an internal viewing.

ENTRANCE HALL:

Wood door with glazed panel, radiator, stairs to first floor, wood floor, ceiling spotlights, large cloaks cupboard.

CLOAKROOM:

Frosted double glazed window, WC, basin, radiator.

SITTING ROOM:

Front aspect double glazed window, radiator x two, working chimney with gas flame effect log fire & hood, (gas due to be disconnected), wooden beam mantle and tiled hearth, double glazed doors to garden, double doors to dining room.



DINING ROOM:

Rear aspect double glazed window, radiator.

KITCHEN/BREAKFAST ROOM:

Kitchen: rear and side aspect double glazed windows, high and low level cupboards and drawers with laminate wood effect work surface, space for dishwasher, eye level double oven, gas hob with concealed extractor, 1½ sink unit with drainer and mixer tap, ceiling spotlights, tiled splash back.
Breakfast: Double glazed door to garden, radiator x two.

UTILITY ROOM:

Side aspect frosted double glazed door, side aspect double glazed window, cupboards with laminate work surface over, sink unit with mixer tap and drainer, plumbing for washing machine.

BEDROOM/STUDY:

Side aspect double glazed window, radiator.

LANDING:

Front aspect double glazed window, galleried landing, radiator, airing cupboard housing hot water tank, loft hatch with ladder, light and boarded, (potential to convert SFTP).

BEDROOM:

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

EN-SUITE:

Rear aspect frosted double glazed window, WC, pedestal hand wash basin, bidet, double shower enclosure with thermostatic controls and hand held shower head, radiator, ceiling spotlights, extractor.

BEDROOM:

Rear aspect double glazed window, built in double wardrobe.

BATHROOM:

Side aspect frosted double glazed window, corner bath with mixer tap, pedestal hand wash basin, WC, shower cubicle with Aqualisa shower, part tiled walls, radiator, ceiling spotlights, extractor.

BEDROOM:

Front aspect double glazed window, radiator.

DOUBLE GARAGE:

With two x automatic doors, light and power.

OUTSIDE FRONT:

Shared drive for access, off road parking, lawn, hedging, mature trees, path to pavement.



OUTSIDE REAR:

Patio, mainly laid to lawn with mature shrubs and hedging, shed, outside tap, inside access.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood and Pilcher 01732 351135

SITUATION:

Located in the central part of Five Oak Green within easy walking distance of village amenities; including Post Office, General Store and Capel Primary School just 0.25 miles away. There is Capel Gym which is a Private Gym and Studio situated in the centre of the village and has great appeal with the local residents. The neighbouring town of Paddock Wood is just 2 miles distant and offers a Waitrose supermarket, library, and shopping for everyday needs to include butchers, bakers, chemist as well as a main line station to London Charing Cross, Waterloo East, London Bridge/Ashford International, Dover Priory. Easy access links to A21, and M25. Tonbridge and Tunbridge Wells are 4 and 6 miles respectively and offer entertaining, shopping and transport facilities as well as a range of secondary and grammar schools.

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.



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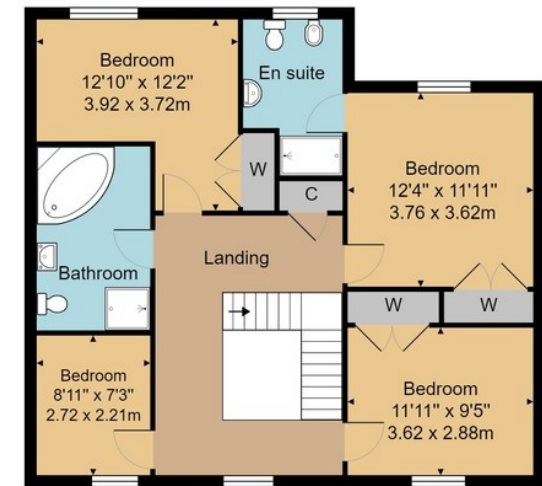
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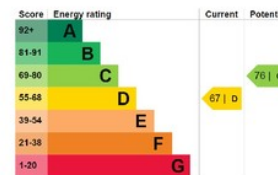
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Ground Floor



First Floor



Approx. Gross Internal Area
2360 ft² ... 219.3 m²

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.