Address
Tunbridge Wells
Victoria Road, Golden Green
4 Albert Cottages
Victoria Road
Golden Green
Tonbridge
Kent
TN11 0LP

- Beautifully Presented Terraced Cottage
- Two Bedrooms
- First Floor Bathroom
- Openplan Lounge / Dining Room
- Kitchen
- Lean To
- Rear Garden
- Village Location

Guide Price £300,000 - £325,000
Freehold

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FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.
TO BE SOLD
A charming two bedroom cottage situated in the popular village of Golden Green. This property has potential to extend and has been improved greatly by the present owners with accommodation that comprises an open plan lounge / dining room, kitchen, and a lean to. To the first floor there are two bedrooms and a bathroom. Outside is a good sized rear garden.

GROUND FLOOR
Step up and pathway leading to front entrance door.

LIVING ROOM / DINING ROOM 23' 11" x 11' 11" (7.28m x 3.63m)
Double glazed window to front, radiator, solid Oak flooring, feature fireplace with wood burning Stove. Built in cupboards to both sides of chimney breast, surround sound and ceiling speakers, stairs to first floor with under stairs recess and doorway to kitchen and door to lean to:

KITCHEN 9' 5" x 5' 10" (2.87m x 1.78m)
Double glazed window to side and rear, wall mounted boiler, range of fitted units incorporating cupboards and draws, sink unit drainer, hob and space for fridge.

LEAN TO 7' 10" x 6' 9" (2.39m x 2.06m)
Door to rear

FIRST FLOOR LANDING
Attractive Oak banister with glass panels, access to loft, cupboard with shelving and doors to all rooms.

BEDROOM ONE 11' 11" x 11' 9" (3.63m x 3.58m)
Double glazed window to front, radiator built in cupboards to both sides of chimney breast, ( these are being replaced with built in units enclosed by 4 sliding doors ).

BEDROOM TWO 11' 5" x 6' 11" (3.48m x 2.11m)
Double glazed window to rear, radiator.

BATHROOM
Double glazed window to rear, radiator, panel enclosed bath, low level WC, wash hand basin and separate shower cubicle.

OUTSIDE
To the front is a small area of garden with pathway to front entrance and to the rear is a delightful lawned garden enclosed by part panel fencing. Door giving access to a utility cupboard with space and plumbing for washing machine and tumble dryer.

AGENTS NOTE
We understand that there is lapsed planning permission for a rear two storey extension in 2002 with a reference number of TM02/03550/FL