



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached Family Home
- Three Bedrooms
- Close to Mainline Station
- Courtyard Garden
- Off Road Parking
- Energy Efficiency Rating: D

Albert Road, Tonbridge

£400,000

woodandpilcher.co.uk

23 Albert Road, Tonbridge, TN9 2SR

This well presented semi-detached property is located in a quite no through road, very close to the mainline station, High Street and local schools.

The accommodation comprises of a generous hallway with downstairs cloakroom, sitting room, dining room and modern kitchen, all being of generous size.

Upstairs there are two double bedrooms and a single bedroom, the master bedroom having a shower room, and a family bathroom. There is also a loft room which could be fully converted (subject to the usual consents).

The rear garden is an enclosed courtyard style garden with low maintenance and gated side access to the front of the property. There is desirable off road parking on the driveway.

The Property benefits from no onward chain thereby streamlining the purchasing process.

Entrance door into hall way.

HALLWAY:

Lamin ate flooring.

SITTING ROOM:

Double glazed sash window to front, feature fireplace with log burner, built in cupboard to side of chimney breast, laminate flooring, radiator.

DINING ROOM:

Double glazed window to rear, feature fireplace with log burner, laminate flooring, radiator.

CLOAKROOM:

Low level WC, corner wash hand basin.

KITCHEN:

A modern kitchen with a good range of wall and base units with complementary worktop, large feature Range cooker with extractor hood, space for washing machine, dishwasher, tumble dryer and fridge/freezer, inset stainless steel sink and drainer with mixer tap, wall mounted gas central heating boiler. double glazed window to side, double glazed patio doors opening on to the rear garden, tiled flooring.

Stairs to first floor landing.

LANDING:

Carpeted, radiator.

BEDROOM:

A good sized double room, double glazed sash window to front, carpeted, radiator.



SHOWER ROOM:

Corner shower cubicle with Triton shower, pedestal wash hand basin, part tiled walls, double glazed sash window to front, laminate flooring.

BEDROOM:

A double room, double glazed sash window to rear, carpeted, radiator, loft access.

BEDROOM:

A single room, double glazed window to rear, carpeted, radiator.

BATHROOM:

A white suite comprising of panelled bath with mixer tap and shower attachment, glass shower screen, low level WC, pedestal wash basin, heated towel rail, double glazed window to side, extractor fan, tiled flooring.

OUTSIDE FRONT:

Driveway providing off road parking. Permit parking is available on the road.

OUTSIDE REAR:

A private courtyard garden with fencing and walling to boundaries, low maintenance faux grass, raised decking patio area, gated side access to the front.

SITUATION:

The property is situated in the vibrant town of Tonbridge which offers an electric 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, plus the historic Tonbridge castle which offers many more activities and numerous popular yearly events.

TENURE:

Freehold

COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

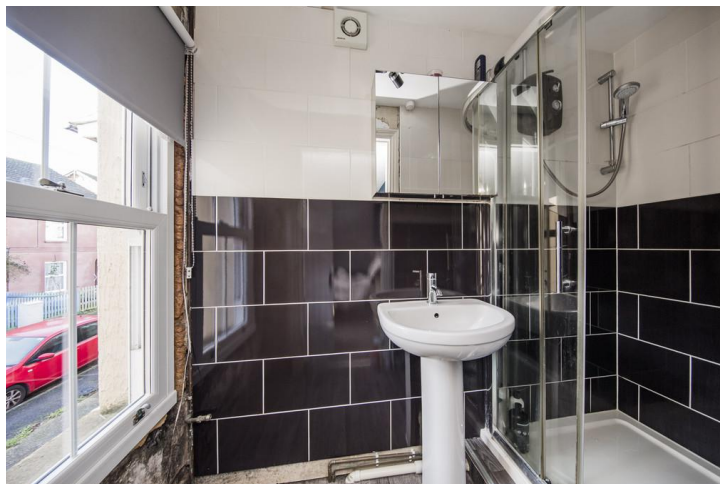
Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

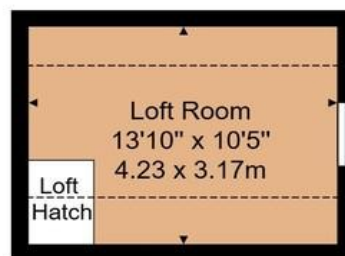
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

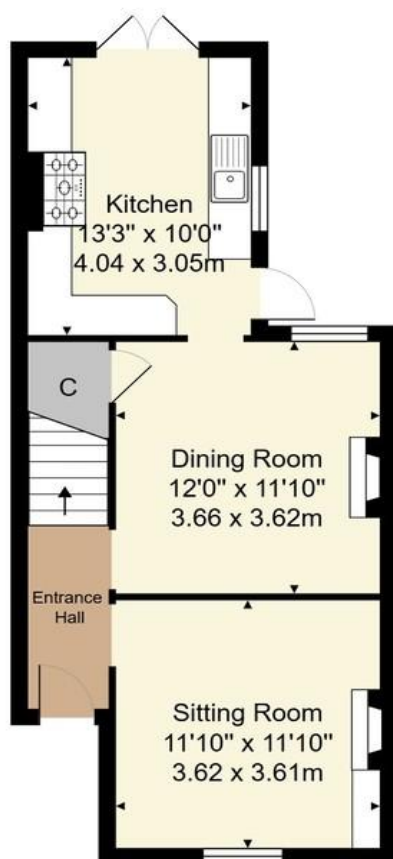
Heating - Gas Central Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Second Floor



Ground Floor



First Floor

Approx. Gross Internal Area 984 ft² ... 91.4 m² (excluding loft room)

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 systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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