



**FIVE OAK GREEN, TONBRIDGE
OFFERS OVER £350,000**



Nortons Way, Five Oak Green, Tonbridge

THREE BED SEMI WITH GARAGE IN A QUIET CUL-DE-SAC VILLAGE LOCATION...yet commutable from nearby Paddock Wood or Tonbridge....excellent decorative order, sitting/dining room, refitted kitchen and utility room, downstairs cloakroom, south-facing rear garden, plenty of parking. Walk to the OUTSTANDING village preschool or the recreation ground with children's play area and dog exercise area, perfect for wearing out the kids or dogs.



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BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS,
SOUTHBOROUGH, TONBRIDGE & ASSOCIATED LONDON OFFICE

SITUATION: The property is situated in the village of Five Oak Green which includes a post office & general store, a primary school and a couple of public houses. The village is located approximately just over 4 miles to Tonbridge and 2 miles to Paddock Wood which has a Waitrose supermarket, health centre, library, both primary and secondary schooling, sports centre and a main line station to London Charing Cross and Cannon Street via London Bridge.

ENTRANCE HALL: Radiator.

SITTING/DINING ROOM: Double glazed window, two radiators.



KITCHEN: Double glazed window, part tiled walls, tiled floor, range of eye and base level units incorporating single drainer stainless steel sink unit with mixer tap, built in double oven and hob with extractor over, integrated dishwasher, designer radiator.

UTILITY ROOM: Double glazed window, part tiled walls, tiled floor, designer radiator, under stairs cupboard, work top incorporating single drainer stainless steel sink unit with mixer tap with cupboard beneath, space for washing machine and fridge freezer.

CLOAKROOM: Low level WC, tiled floor, radiator.

FIRST FLOOR LANDING: Loft access, airing cupboard, doors to;

SHOWER ROOM: Double aspect with obscure double glazed windows side and rear, tiled floor, part tiled walls, heated towel rail, shower cubicle, low level WC, wash hand basin with mixer tap and cupboards beneath.

BEDROOM: Double glazed window, radiator.

BEDROOM: Double glazed window, radiator, built in cupboards.

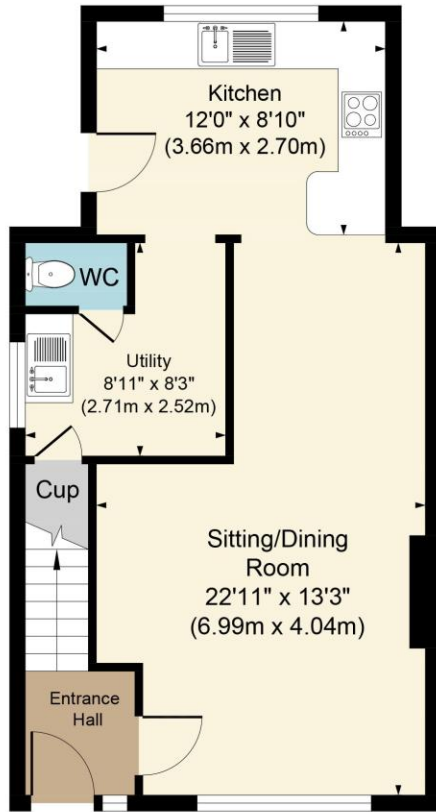
BEDROOM: Double glazed window, radiator.

OUTSIDE: Lawned frontage with block paved drive affording off street parking for three cars and access to garage. South facing lawned rear garden with paved terrace, shrub borders, a good sized shed and side access.

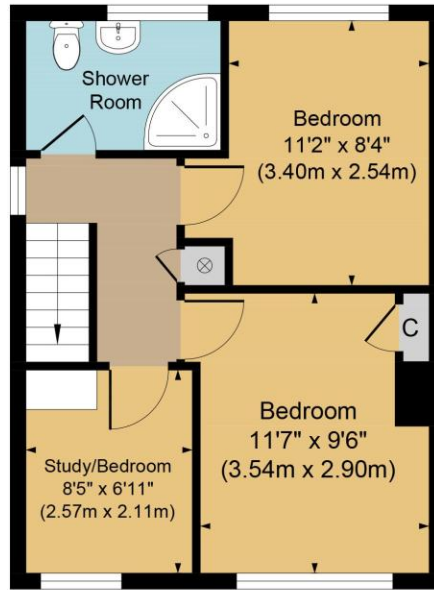
VIEWING: By appointment with Wood & Pilcher on 01732 351135.

AGENTS NOTE: Partial rewire including new consumer unit completed 07/10/15. Boiler serviced by British Gas 13/07/16.

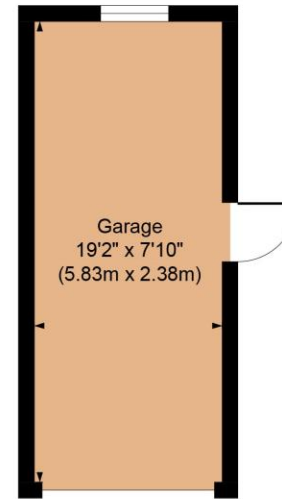




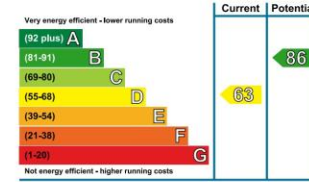
Ground Floor



First Floor



Garage



House Approx. Internal Floor Area 267 sq. ft / 81.40 sq. m
 Garage Approx. Internal Floor Area 45 sq. ft / 13.87 sq. m
 Approx. Gross Internal Floor Area 312 sq. ft / 95.28 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.

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