



ELLIS CLOSE

FIVE OAK GREEN, TONBRIDGE: £395,000



WOOD & PILCHER



# Ellis Close

Five Oak Green, Tonbridge, Kent, TN12 6PQ

**Entrance Hall – Cloakroom – Kitchen –  
Dining/Family Room – Sitting Room – Bathroom –  
Master Bedroom With En-suite – Two Further  
Bedrooms – Gated Carport – Garden To Rear**

Bright and spacious contemporary home, in a sought after development, which comprises of three/four bedrooms, family/dining room, sitting room, fitted kitchen, downstairs cloakroom, two bathrooms, tandem carport, rear garden and a large communal field/paddock. Situated in the heart of the village of Five Oak Green, walk to the post office/general store, popular Capel primary school, pub, private gym and recreation ground. Enjoy country walks along the nearby footpaths, through orchards and hop fields. The neighbouring towns of Tonbridge, Tunbridge Wells, and Paddock Wood are commutable by car or bus.

## ENTRANCE HALL

Radiator, laminate flooring, understairs cupboard.

## CLOAKROOM

Obscure double glazed window, wash hand basin with mixer tap and tiled splashback, low level W/C.

## KITCHEN

Double glazed window; radiator; part tiled walls and tiled flooring; range of eye and base level units incorporating bowl and a half single drainer stainless steel sink unit with mixer tap; built-in double oven; hob with extractor fan over; integrated dishwasher, washing machine and fridge freezer.





### **DINING ROOM/FAMILY ROOM**

Double glazed windows and patio doors to garden; three radiators; laminate flooring.

### **FIRST FLOOR LANDING**

Radiator, airing cupboard.

### **SITTING ROOM**

Double glazed window, radiator.

### **BEDROOM**

Double glazed windows, radiator.

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Double glazed window, radiator.

### **BATHROOM**

Obscure double glazed window; heated towel rail; part tiled walls and tiled flooring; pedestal wash hand basin with mixer tap; low level W/C; panel enclosed bath with mixer tap and shower attachment over.

### **SECOND FLOOR**

#### **MASTER BEDROOM**

Double aspect with double glazed windows and rooflights; two radiators; built-in wardrobes.

#### **EN-SUITE**

Double glazed rooflights; heated towel rail; part tiled walls and tiled flooring; pedestal wash hand basin with mixer tap; low level W/C; shower cubicle; storage cupboard; extractor fan.

### **OUTSIDE**

Attractive frontage with mature flowers and shrubs; gated, tandem carport. Rear garden laid to lawn with mature shrub borders, patio area, storage shed and rear access. Communal paddock/field.



## SITUATION

Five Oak Green is just over two miles from Paddock Wood, four miles from Tonbridge and 7 miles from Tunbridge Wells.

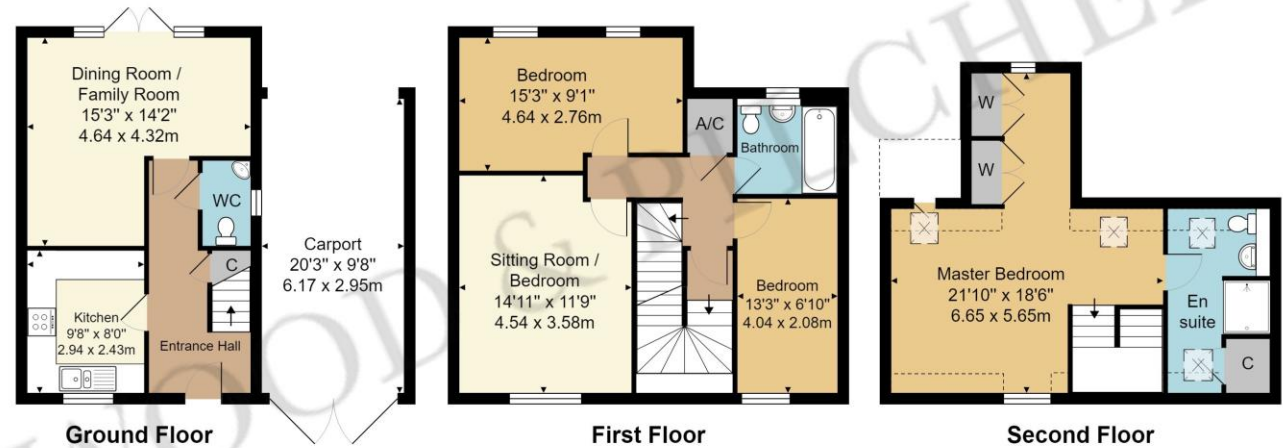
Paddock Wood offers shopping and facilities for everyday needs to include Waitrose supermarket, library, butchers, bakers, chemist, health centre, Putlands sports centre, Mascalls school, main line station to London Charing Cross, Waterloo East, Cannon Street and London Bridge, and in the opposite direction, Ashford International, Canterbury and Dover Priory.

The larger town of Tonbridge offers a wider variety of shopping and leisure facilities to include Sainsbury's, Waitrose, grammar schools, West Kent college, Angel sports centre and indoor swimming pool.

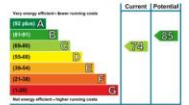
Tunbridge Wells offers a wide variety of shopping and leisure facilities, as well as grammar schools.

## TENURE

Freehold.



Approx. Gross Internal Area 1335 sq. ft / 124.0 sq. m  
(Excludes Carport)



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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