

EAST STREET
TONBRIDGE: £250,000



East Street

Tonbridge, Kent, TN9 1HG

**Entrance Hall - Cloakroom - Sitting Room Open To
- Kitchen - Two Bedrooms - Bathroom - Courtyard
Garden - On Street, Permit Parking**

Mews style house with two double bedrooms right in the middle of town, built in 2016 and presented in lovely condition. Eco-friendly heating system to minimise your carbon footprint (and bills). Couldn't be handier for station, shops, cafes, restaurants and the warm welcome offered at the Man of Kent, a traditional local hostelry believed to date back to the early 1800's. No onward chain!

ENTRANCE HALL

CLOAKROOM

Cabinet mounted wash hand basin with mixer tap, low level W/C.

SITTING ROOM

Double glazed doors to courtyard, opens to:

KITCHEN

Double glazed window; tiled walls; range of eye and base level units incorporating single drainer sink unit with mixer tap; built-in Bosch oven and hob with extractor over; integrated washer dryer, Bosch dishwasher and fridge freezer.

FIRST FLOOR LANDING

Double glazed roof-light.

BEDROOM

Double glazed roof-light.



BEDROOM

Two double glazed roof-lights.

BATHROOM

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

OUTSIDE

Block paved courtyard with space for a seating area.

SITUATION

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

TENURE

Freehold.

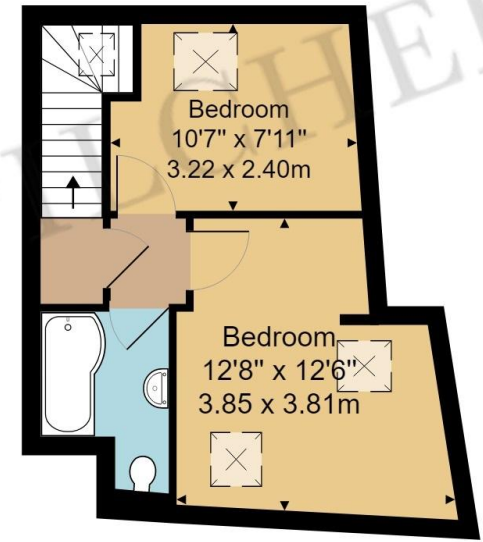
VIEWING

By appointment only with Wood & Pilcher on 01732 351135.

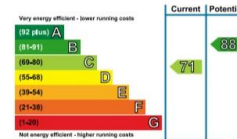




Ground Floor



First Floor



Approx. Gross Internal Area 575 sq. ft / 53.4 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.

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



38 High Street, Tonbridge,

Kent, TN9 1EJ

Tel: 01732 351135

Email: tonbridge@woodandpilcher.co.uk

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

www.woodandpilcher.co.uk