



# QUINCEWOOD GARDENS

TONBRIDGE: GUIDE PRICE £380,000 - £400,000



WOOD & PILCHER



# Quincewood Gardens

Tonbridge, Kent, TN10 3LS

**Entrance Hall - Downstairs Cloakroom - Dining Room - Conservatory - Kitchen/Breakfast Room - Three Bedrooms - Family Bathroom - Attractive Frontage - Rear Garden Laid To Lawn**

Extended three bedroom semi-detached in popular North Tonbridge location, excellent ground floor accommodation, cloakroom, sitting room, dining room, kitchen/breakfast room and conservatory.

## ENTRANCE PORCH

Double glazed with tiled floor.

## ENTRANCE HALL

Radiator, understairs cupboard.

## CLOAKROOM

Obscure double glazed window, electric wall heater, wash hand basin with mixer tap, low level W/C, extractor fan.

## DINING ROOM

Double glazed window and double glazed doors to conservatory, radiator, understairs cupboard.

## CONSERVATORY

Double glazed with power and light.

## KITCHEN/BREAKFAST ROOM

Double aspect with double glazed windows to front and rear; range of eye and base level units with granite counter over incorporating inset bowl and a half stainless steel sink unit with mixer tap; built-in breakfast bar; integrated dishwasher and washing machine; space for American style fridge freezer and range style cooker with gas hob.





### FIRST FLOOR LANDING

Double glazed window with views over open countryside, airing cupboard, loft access.

### BATHROOM

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

### BEDROOM

Double glazed window, radiator, built-in wardrobes.

### BEDROOM

Double glazed window, radiator.

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Double glazed window, radiator, over stairs cupboard.

### OUTSIDE

Attractive frontage with block paved pathway through flower and shrub borders. Gated side access to rear garden laid to lawn with paved terrace, shrub borders and further play area with synthetic grass.

### 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 local amenities include York Parade under a mile away, with a Post Office, pharmacy, baker, butcher and two supermarkets. 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

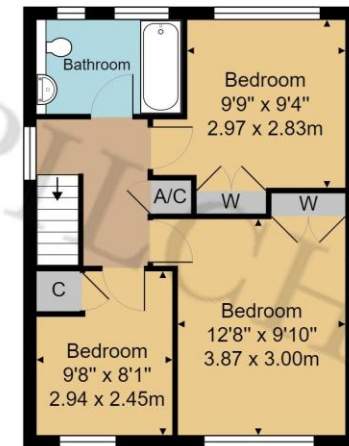
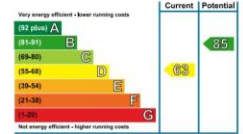
Freehold.

### VIEWING

By appointment only with Wood & Pilcher on 01732 351135.



Approx. Gross Internal Area  
1240 sq. ft / 115.2 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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