



SOMERHILL ROAD

TONBRIDGE: GUIDE PRICE £270,000 - £300,000



WOOD & PILCHER

Somerhill Road

Tonbridge, Kent, TN9 2EE

Entrance Hall - Sitting Room - Kitchen - Two Bedrooms - Bathroom - Garden To Front, Rear & Side - Garage

Two bedroom semi-detached requiring modernisation with potential to extend (STPP), set on a corner plot, with detached garage in a prime South Tonbridge Location. Walk to the station and three outstanding grammar schools nearby. No onward chain.

ENTRANCE HALL

Radiator.

SITTING ROOM

Double glazed window, radiator, feature fireplace, understairs cupboard.

KITCHEN

Double glazed windows and doors to garden; radiator; partially 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 oven and hob with extractor fan over; space and plumbing for washing machine and fridge freezer.

FIRST FLOOR LANDING

Double glazed window, stairs to loft space.

BEDROOM

Double glazed window, radiator, wooden flooring, feature fireplace, built-in wardrobe.



BEDROOM

Double glazed window, radiator, wooden flooring, feature fireplace.

BATHROOM

Obscure double glazed window; radiator; partially tiled walls and wooden flooring; wash hand basin; low level W/C; bath with mixer tap and shower attachment over.

OUTSIDE

Frontage laid to lawn with driveway and garage affording off street parking. Rear garden laid to lawn with patio area and brick-built shed.

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.

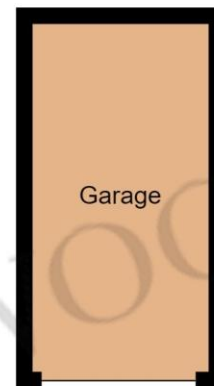
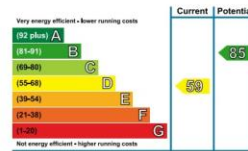
TENURE

Freehold.

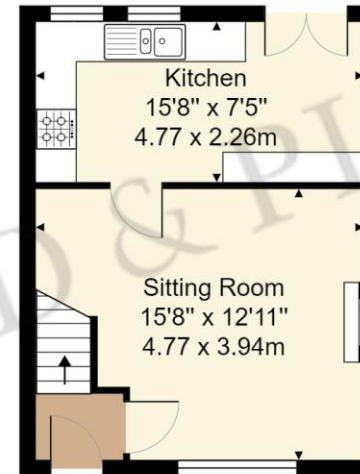
VIEWING

By appointment only with Wood & Pilcher on 01732 351135.

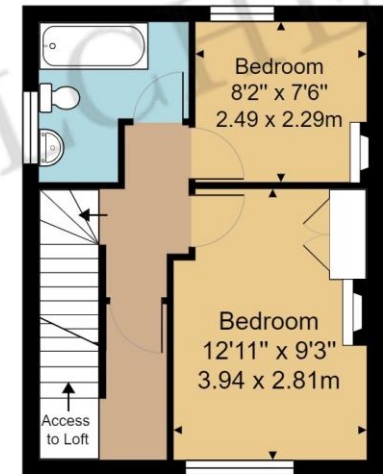




Garage



Ground Floor



First Floor

House Approx. Gross Internal Area 654 sq. ft / 60.7 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,
TONBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk