



JAMES MILLARD
INDEPENDENT ESTATE AGENTS



13 White Cottage Road Tonbridge, Kent TN10 4PX

Guide: £525,000 Freehold

- *Extended Detached Bungalow with Generous Garden
- *Completely Refurbished Throughout
- *Spacious open Plan Living Accommodation
- *Brand New Fitted Kitchen *Matching Utility Room
- *Three Double Bedrooms
- *Brand New Bathroom with Separate Shower
- *New flooring throughout
- *Attached Garage with Block Paved Driveway to Front
- *Attractive Rear Garden with Far Reaching Outlook
- *No Onward Chain

Description

A recently completely renovated and extended detached bungalow occupying a sought after position on the northern side of town within easy walking distance of Hugh Christie Secondary School and close to local shops at York Parade. The property offers spacious accommodation throughout including three double bedrooms, light and airy open plan living space, and enjoys a delightful outlook over the lovely gardens to the rear.



POINTS OF NOTE:-

- Entrance hall with upvc front door having a coloured leaded light inlay, engineered oak flooring, built in cupboard housing gas meter, access to roof space.
- Large open plan sitting/dining room with double glazed double doors and matching full height side windows overlooking the rear garden, engineered oak flooring.
- Open plan kitchen/breakfast room fitted with a brand new range of light grey units with matching worktops, 1½ bowl single drainer stainless steel sink unit with tiled surround, integrated dishwasher, peninsula/breakfast bar, inset electric hob with single oven below and stainless steel extractor hood above, double glazed window overlooking rear garden with far reaching views, engineered oak flooring, feature lighting and recessed ceiling lighting.
- Matching utility room with range of light grey units, tall integrated fridge/freezer, inset single drainer stainless steel sink unit, space for tumble dryer and washing machine, cupboard housing Worcester combination gas boiler, engineered oak flooring, double glazed door to rear garden with steps down to terrace.
- Three good sized newly carpeted double bedrooms with double glazed windows.

- Spacious family bathroom comprising panelled bath with mixer tap plus hand held attachment and tiled surround, contemporary vanity unit with wash basin, tiled surround and vanity mirror above, separate good sized tiled shower cubicle with drench head and variable shower attachment, close coupled w.c, heated towel rail, Amtico flooring and opaque double glazed window.
- To the front of the property there is a block paved driveway leading to the garage, area of lawn and flower/shrub borders, outside lighting. Side access via wrought iron gate and brick arch.
- Attached garage with up and over door to front.
- The generous rear garden extends to approximately 75ft in length with Indian stone terrace and steps, generous lawn with shrub borders including rhododendrons, feature box planting, mature trees, part fenced boundaries and hedging to rear boundary providing seclusion and privacy. Outside water tap.
- Services: All mains services. New gas central heating system. EPC:C

Tonbridge

Tonbridge is an attractive market and commuter town situated on the banks of the river Medway with Norman castle and riverside park. The High Street (300 yards) is easily accessible from the property and offers a good range of shops, supermarkets, restaurants, bars, cafes, and bus stops (600 yards). There is also a leisure centre, swimming pool, tennis court and Main Line station providing services to Cannon Street/London Bridge/Charing Cross in about 40 minutes. The A21 and A26 linking to the M25 and M20 are easily accessible.

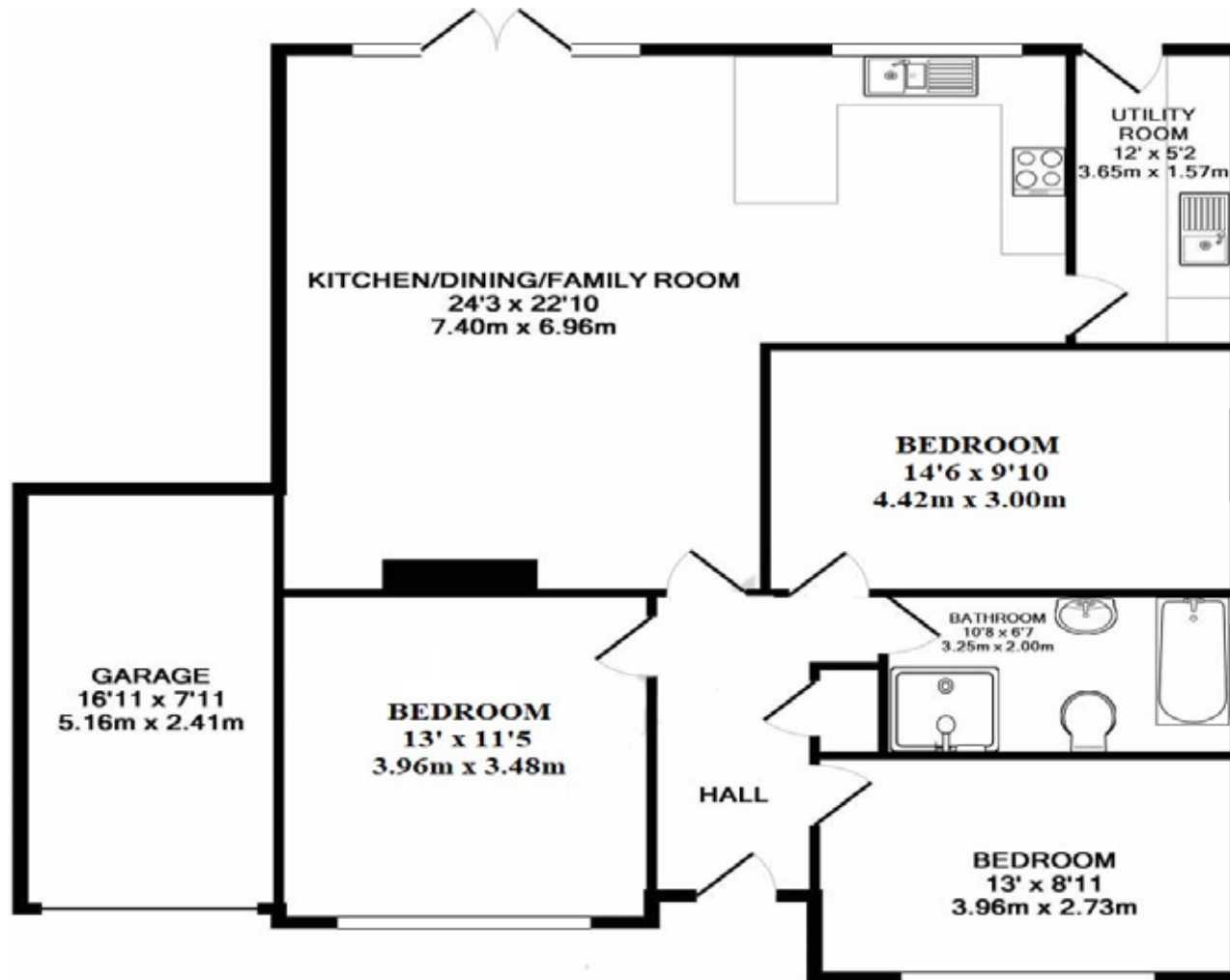
Directions

From our office continue heading in a southerly direction towards Tonbridge for one and a half miles. Turn left into Dry Hill Park Road and on reaching a mini roundabout, turn left into Shipbourne Road. Continue along the Shipbourne Road and straight over the first roundabout and take the right hand turning into White Cottage Road and the property will be found on the left hand side, identified by our For Sale board.

Viewing

Strictly by appointment via James Millard Independent Estate Agents
 Riding Corner, 178 Tonbridge Road, Hildenborough, Kent TN11 9HP
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WHITE COTTAGE ROAD TONBRIDGE
TOTAL APPROX. FLOOR AREA 1186 SQ.FT. (110.2 SQ.M.)
(TOTAL FLOOR AREA INCLUDES GARAGE)

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