



QUARRY HILL ROAD

TONBRIDGE - GUIDE PRICE £265,000 - £275,000





# Quarry Hill Road

Tonbridge, Kent, TN9 2RS

**First Floor Landing - Laundry Room - Bathroom - Sitting Room - Kitchen - Second Floor Landing - Two Bedrooms - Private Rear Garden**

**\*\*NO STAMP DUTY FOR FIRST TIME BUYERS\*\*** HIT THAT SNOOZE BUTTON, you're only 0.2 miles from the station...a stylish apartment arranged over the first and second floors of a handsome Victorian building, comes with two double bedrooms and the benefit of direct access to its own private garden. The living space lends itself perfectly to entertaining at home or stroll into town to sample the local shops, restaurants and cafes. Ideal purchase for owner/occupiers and investors alike. NO ONWARD CHAIN!

## **FIRST FLOOR LANDING:**

Radiator.

## **LAUNDRY ROOM:**

Obscure double glazed window, tiled floor, part tiled walls, heated towel rail, low level wc. Counter with inset circular stainless sink unit with mixer tap, cupboard beneath and space for washing machine.

## **BATHROOM:**

Tiled floor, part tiled walls, heated towel rail, built-in cupboards with shelving, extractor fan. Low level wc, wash hand basin with tiled splashback, tile enclosed bath with mixer tap and shower attachment.

## **SITTING ROOM:**

Double glazed windows to front, two radiators, brick built feature fireplace recess.



**KITCHEN:**

Double glazed window, radiator, part tiled walls. Range of eye and base level units incorporating single drainer stainless steel sink unit with mixer tap. Built-in oven and hob with extractor over and integrated dishwasher. Door with steps down to garden.

**SECOND FLOOR: LANDING:**

Double glazed window, radiator, airing cupboard.

**BEDROOM:**

Double glazed window, radiator, built-in wardrobes and drawers.

**BEDROOM:**

Double glazed window, radiator, built-in wardrobes and drawers.

**OUTSIDE:**

Private rear garden with a combination of synthetic grass and slate, wooden shed, gated rear access.

**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:**

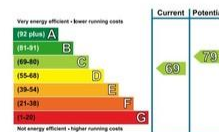
Leasehold

**VIEWING:**

By appointment with Wood & Pilcher 01732 351135







Approx. Gross Internal Area 970 ft<sup>2</sup> ... 90.1 m<sup>2</sup>

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](mailto:tonbridge@woodandpilcher.co.uk)

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

[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)

