

Streamside

Tonbridge • Kent • TN10 3PU



KINGS ESTATES

PROFESSIONALS IN PROPERTY



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Kings Estates are delighted to offer this 3-bedroom, 3-reception room detached family house with good size garden, located in a sought after and convenient cul de sac position overlooking woodland in North Tonbridge. Viewing comes highly recommended.

- Detached Family House in Cul De Sac
- North Tonbridge Location Overlooking Woodland
 - Three Double Bedrooms & Bathroom
 - 3 Reception Rooms
 - Fitted Kitchen & Downstairs WC
 - 32ft Tandem Garage & Driveway
 - Good Size West Facing Rear Garden
- Total Floor Area: 1618 Sq Ft / 150.3 Sq M
 - Internal Viewing is an Absolute Must!
 - Energy Efficiency Rating D



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SITUATION Occupying a fine position facing woodland and park in this cul de sac of detached homes overlooking Woodland Walk and the Pen stream to the front. Local shops available in York Parade which is half a mile and the town centre is about 1 ½ miles with the mainline station being a slightly longer distance. There are private and state educational facilities of all grades available in the area including Woodlands Primary School. Access to the A21 and thence the M25 at Morleys roundabout or alternatively at the southern end of the town. Recreational pursuits in the area include golf and squash at Poult Wood which are about a mile as well as riverside tow path walks in the town centre where there is also an indoor/outdoor swimming pool. A regular bus service serving the surrounding district stops nearby.

ACCOMMODATION Composite entrance door with glazed panels to:-

ENCLOSED PORCH Coved ceiling, fitted carpet. Multi paned glazed door and panel to:-

ENTRANCE HALL Stairs to first floor landing with deep understairs storage cupboard, wall mounted alarm panel, radiator, coved ceiling, fitted carpet. Doors leading off to:-

DOWNSTAIRS WC Sealed unit obscure double glazed window to front. Concealed flush wc and fitted cupboard, pedestal wash hand basin, radiator, coat hook rail, coved ceiling, vinyl tile effect flooring.

SITTING ROOM 13' 11" x 13' 0" (4.24m x 3.96m) Sealed unit double glazed window to rear overlooking the garden. Radiator, coved ceiling, fitted carpet. Door to and from the dining room.

DINING ROOM 12' 5" x 8' 11" (3.78m x 2.72m) Sealed unit double glazed double doors and window panels to rear overlooking and giving access to the garden. Radiator, coved ceiling, fitted carpet. Door to and from the kitchen.

KITCHEN 12' 5" x 9' 11" (3.78m x 3.02m) Sealed unit double glazed window to front. A range of matching wall and base units with work surfaces over incorporating stainless steel sink unit with side drained, Hotpoint ceramic hob with extractor hood above, built in electric oven, space and free standing fridge / freezer, Zanussi built in and concealed dishwasher and washing machine, wall mounted and concealed Worcester boiler, localised wall tiling, vinyl tile effect flooring.

GARDEN ROOM 19' 7" x 14' 3" (5.97m x 4.34m) Sealed unit double glazed windows to rear and side. Doors to rear and side give access to the rear garden. Multi paned glazed door to and from the garage. Vinyl wood effect flooring. Multi paned glazed door to lobby.

LOBBY Door to front and door to and from the garage.



FIRST FLOOR LANDING Sealed unit double glazed window to side. Radiator, built in airing cupboard housing the hot water cylinder and with slatted shelving, fitted carpet, coved ceiling.

BEDROOM ONE 13' 0" x 10' 7" (3.96m x 3.23m) Sealed unit double glazed window to rear overlooking the garden. Radiator, coved ceiling, fitted carpet.

BEDROOM TWO 15' 11" x 8' 11" (4.85m x 2.72m) Sealed unit double glazed window to rear overlooking the garden. Radiator, coved ceiling, fitted carpet.

BEDROOM THREE 10' 5" x 9' 11" (3.18m x 3.02m) Sealed unit double glazed window to front with pleasant outlook. Radiator, access hatch to loft space (not inspected), coved ceiling, fitted carpet.

BATHROOM Sealed unit obscure double glazed window to front. A white suite comprising concealed flush wc and wash hand basin set on worktop with built in cupboards under, panelled bath with mixer tap shower attachment, fitted folding glass shower screen and Aqualiss shower unit over, localised wall tiling, heated towel rail, ceiling down lighters, extractor fan, vinyl tile effect flooring.

OUTSIDE

TO THE FRONT A generous lawned frontage with pathway leading to and from the entrance door and driveway providing off road parking in front of the garage. Side gate leads to and from the rear garden.

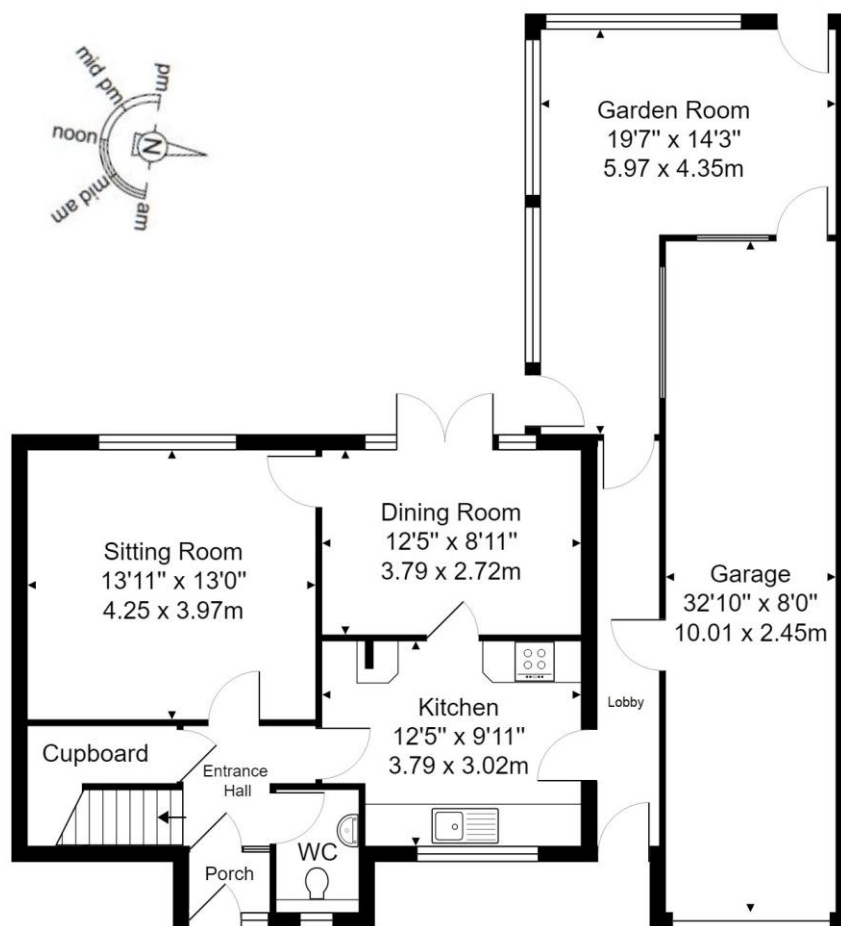
GARAGE 32' 10" x 8' 0" (10.01m x 2.44m) Tandem length with power and light connected and electrically operated roller door to front. Door to rear leading to and from the garden room and door to side leading to and from the lean-to.

TO THE REAR The garden is a feature of the property and it enjoys a westerly aspect. It is fully enclosed with a paved patio area to the immediate rear ideal for seating and entertaining, the remainder of the garden is laid to lawn with established shrub beds to its borders.

OTHER INFORMATION

COUNCIL TAX BAND - E - £2,221.97 for the year 2019/20 (Tonbridge & Malling Borough Council)

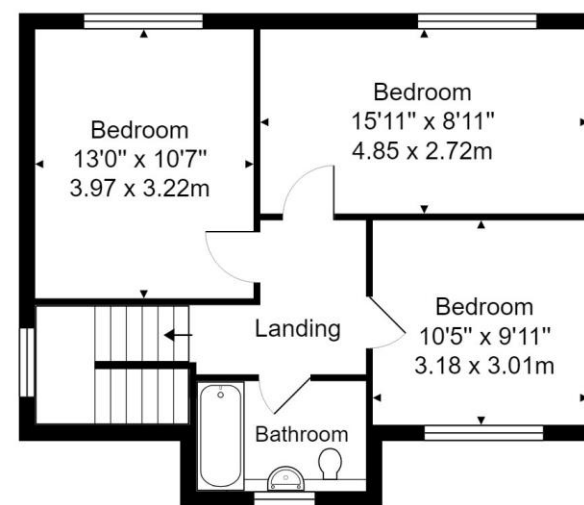




Ground Floor

House Approx. Gross Internal Area
(Includes Garden Room)
1292 sq. ft / 120.0 sq. m

Approx. Gross Internal Area
(Includes Garage & Lean-to)
1618 sq. ft / 150.3 sq. m



First Floor

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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