



20 Quarry Bank, Tonbridge, Kent, TN9 2QZ

TO LET

£2,795 PCM

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Modern executive detached house in a most convenient position on the southern outskirts of the town and within easy access of the town centre and the railway station for London

- SITTING ROOM
- SPACIOUS KITCHEN
- 4 BEDROOMS
- INTEGRAL GARAGE
- DINING ROOM
- UTILITY ROOM
- EN SUITE
- CONSERVATORY
- CLOAKROOM
- FAMILY BATHROOM

Modern executive detached house in a most convenient position on the southern outskirts of the town and within easy access of the town centre and the railway station for London

Entrance Hall

With security installation. Telephone connection point, radiator, central heating thermostat, under stairs storage cupboard with coat hanging space

Cloakroom

with low level w.c. suite, wash hand basin, tiled splash back, extractor fan

Spacious Sitting Room 17'11" x 12' 8"

with two radiators, wood flooring, fireplace with gas fire, double glazed leaded windows, security installation, TV point, telephone point

Dining Room 10'4" x 9'2"

with radiator, wood flooring, double glass panelled doors to,

Conservatory 9'10" x 7'5"

with double doors to the garden, radiator, tiled flooring to match kitchen, double doors to,

Kitchen

extensive range of white units including wall and floor cupboards, work surfaces and drawers. Inset 1 sink unit with single draining board, and mixer tap. Built in Neff gas hob with four rings, built in Neff cooker with double oven, extractor hood. Fridge/Freezer, display units and storage drawers, radiator, telephone connection point, inset ceiling lighting, tiled floor and ample electric points throughout, and door to,

Utility Room

with further area of work surface, with inset sink unit, single bowl/single drainer and mixer tap, tiled floor. Central heating and hot water boiler with timer and associated plumbing, tiled splash back, radiator, washing machine and fridge. Door to garage, door to garden

Garage 17' x 9'3"

Integral garage with up and over door, gas meter point, electric meters and circuit breakers, electric light and power

Galleried Landing

with smoke detector, security visor, radiator, trap to loft space. Door to linen cupboard with an immersion heater and slatted shelves

Bedroom One 14' x 12'10"

with radiator, carpet, double glazed window to front, telephone connection point, TV point and range of built-in wardrobe cupboards with high level storage. Door to

En Suite Shower

fitted with a Victorian style white suite, comprising of a pedestal wash hand basin and matching low level w.c suite. Extensive tiling, radiator, extractor fan, mirror door cabinet, fully enclosed generously proportioned shower unit with inset ceiling light and electric shower

Bedroom Two 15'7" x 9' 4"

with double walk in wardrobe cupboards, radiator, carpet, double glazed window to front

Bedroom Three 11'1" x 10'9"

with radiator, Velux window to rear

Bedroom Four 9'4" x 6'9"

with radiator, carpet, double glazed window to rear

Family Bathroom

fitted with a 'Victorian' style suite in white, comprising panelled bath with mixer tap and shower attachment, pedestal hand wash basin and low level w.c suite all to match, half tiled walls, shower rail, toilet fittings, extractor fan, radiator, shaver point and wall mirror

Outside

At the front of the property there is a small open-plan garden with driveway to the garage and outside lighting

At the rear of the property is a further easily maintained area of garden, principally laid to lawn, with paved areas, There is a garden store and various shrubs and trees

Note

Council Tax Band G

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