

Sold STC



Royal Rise, Tonbridge, Kent, TN9 2DQ

PRICE RANGE £425,000 Freehold

- PRICE RANGE £425 -£450,000
- Beautifully presented two double bedroom semi-detached house
- Two bathrooms
- Delightful rear garden on two levels with raised deck
- Walking distance to Tonbridge High Street
- Close to well respected Junior and Senior Schools
- Open plan kitchen/breakfast room
- Single garage and parking for one car
- NO FORWARD CHAIN



*** EXCELLENT LOCATION FOR LONDON COMMUTERS AND FAMILIES*** This delightful, beautifully presented two double bedroom well proportioned semi-detached house, is tucked away discreetly in a quiet cul-de-sac and within walking distance of Tonbridge High Street and the railway station. The accommodation is spread over two floors comprising a hallway, living room, kitchen/breakfast room and cloak room on the ground floor with two double bedrooms (one with an ensuite) and a family bathroom on the first floor. There is a well maintained and well stocked rear garden which is partly decked and a garage with one off road parking space. Gas fired central heating and double glazed throughout. NO CHAIN. EARLY VIEWING IS RECOMMENDED.

Viewing Information

To view this property please contact Jenny Ireland at Mother Goose Estate Agents.

Location

Tonbridge is a thriving market town and boasts a striking 'Norman castle' which was built in the 13th century. Tonbridge Park is host to a covered/open air heated swimming pool, tennis courts, children's play areas, miniature railway ideal for families. The town offers an excellent range of retail shops and a great selection of coffee shops, restaurants and local pubs. It is an ideal place to visit and to live. Tonbridge mainline station provides fast and regular commuter links into London Cannon Street/London Bridge/Charing Cross in under an hour with road links to the M20 & M25 motorways via the nearby A26 and A21. In addition there is a full selection of well respected Schools close-by, to include Grammar & Private schools and the very prestigious world famous Tonbridge School. Tunbridge Wells is a short drive from the property with excellent schools and links to London.



Ground Floor

Hallway

Internal door to living room and cloak room. Radiator.

Cloak Room

Window to side. WC and wash basin to match. Built-in cupboard for storage. Radiator.

Living Room

Stairs to first floor. Window to front. Under-stairs space. Radiator.

Kitchen

Window to rear. Work top housing a sink with single drainer. Built-in electric oven with a four ring gas hob and extractor oven above. Plumbing for washing machine. Space for fridge freezer. Wall mounted gas boiler (serviced annually). Attractive display of wall mounted and base units for storage. Partially glazed door to rear garden.

Dining/Breakfast area: Space for table and four chairs.



First Floor

Landing

Attractive spindled staircase to ground floor. Built-in airing cupboard housing hot water tank. Radiator. Loft hatch.

Bedroom One

Window to front. Built-in double wardrobe. Additional over-stairs cupboard for storage. Radiator. Door to ensuite shower room.

Ensuite Shower Room

Window to front. Porcelain floor tiles. Fully tiled corner shower cubicle with a wall mounted gravity shower unit. Fully integrated sink unit with deep soft closing drawers below. WC to match. extractor fan. Radiator.

Bedroom Two/study

Window to rear. Built-in triple wardrobes. Radiator.



Bathroom

Window to side. Tiled flooring. Three piece bathroom suite comprising a bath with hand held shower nozzle. WC and wash basin to match. Partly tiled. Extractor fan. Shaver point. Radiator.

Outside

Rear Garden

Access from the kitchen. Large wooden deck with steps down onto a well manicured lawn. A variety of wooden planters and deep well stocked mature flower beds. Wooden fence panel surround. Access through the garage to the front.

Front Garden

A delightful well stocked area to the front with pathway to the front door. Single garage with up and over garage doors. Power connected. Parking in front for one car.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Approximate Area = 734 sq ft / 68.1 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 878 sq ft / 81.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Mother Goose Estate Agency Ltd. REF: 1089181