

Road Map



Hybrid Map



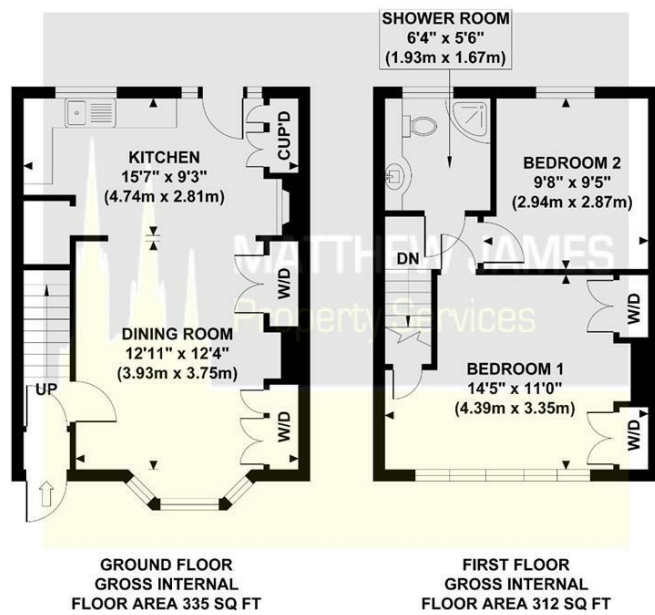
Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan

**39 TONBRIDGE ROAD**  
Approximate Gross Internal Area  
647 sq ft / 60.10 sq m



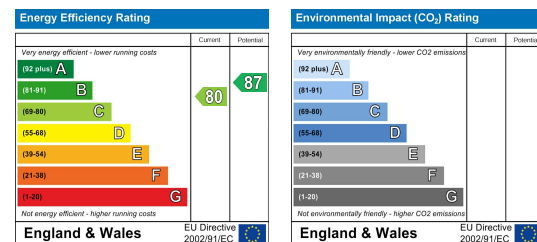
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



**39 Tonbridge Road**  
Whitley, Coventry CV3 4AW

£190,000



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Whitley, Coventry CV3 4AW

£190,000



## Front Garden / Hardstanding

Having tiered steps that lead to the front door with planted beds and a hardstanding.

## Entrance Hallway

Having stairs that lead off to the first floor and door leads off to the

## Living Area

12'4 x 12'11

Having a PVCu double glazed bay window to the front elevation, fireplace with built-in cupboards to either sides and open plan access to the:

## Open Plan Kitchen Dining Room

15'7 x 9'3

Having a PVCu double glazed window to the rear elevation, PVCu double glazed French doors leading to the rear patio and garden area, built-in cupboards to the one wall, under stairs storage and a range of base and drawer units with roll top work surface over and modern tiling to all splash prone areas.

## First Floor Landing

Having balustrade and doors leading off to:

## Bedroom One

14'5 x 11'

Having two PVCu double glazed windows to the front elevation, built-in wardrobes to the one wall with feature cast iron fireplace and over stairs storage cupboard.

## Bedroom Two

9'8 x 9'5

Having a PVCu double glazed window to the rear elevation.

## Family Shower Room

6'4 x 5'6

Having a PVCu double obscure glazed window to the rear elevation, walk-in shower enclosure and vanity built-in wash hand basin and low level flush WC. There is also a heated ladder style radiator and tiling to all splash prone areas.

## Rear Garden

Having full width patio area and mainly laid to lawn with fenced perimeters and double gates to the rear of the garden.

