



Ibbett Mosely

Dernier Road, Tonbridge TN10 3EW  
Price £500,000



## Dernier Road, Tonbridge, TN10 3EW

**BACK ON MARKET with this well presented three-bedroom mid terrace town house, situated in this popular quiet cul-de-sac location, tucked away from the main road in a close of six properties.**

- Guide Price £500,000
- Kitchen/ Dining Room/ Utility Room
- Two well appointed Family Bathrooms
- Tucked away in close of six properties off the main road
- Well presented Town House over three floors
- Study/ Storage Room
- Lovely Courtyard Garden and front Driveway with storage
- Three Bedrooms
- Ground Floor Cloakroom
- Double Glazing & Gas Fired Heating

**GUIDE PRICE £500,000** - This very well presented Town House is arranged over 3 floors and has Three Bedrooms, First Floor Sitting Room with picture window, Two Bathrooms, Ground floor WC, Stunning Kitchen/ Breakfast /Dining Room with doors opening to the delightful courtyard garden. There is a Driveway to the front and the garage is currently converted into storage and a small study. There is double glazing and gas fired heating. The property is within walking distance of the town centre, excellent transport links and very well regarded primary and secondary schools. Viewing is strongly recommended to appreciate all this property has to offer.

### DESCRIPTION

The property offers very well-presented spacious family sized accommodation set over three floors. Entrance through replacement front door with window to front.

Entrance Hallway with stairs to first floor and understairs storage cupboard

Kitchen/ Dining Room - This stunning Kitchen/ Breakfast room has range of base kitchen units with work surfaces surround, built in Bosch Hot Plate with extractor over, Built Bosch electric oven and Microwave, tiled flooring with underfloor heating and door opening to the attractive courtyard garden. Off the Dining Room there is a door to a room currently used as a study/storage.

From the Kitchen / dining Room there is an opening to Utility/ further Kitchen area with sink and handheld mixer attachment, plumbing and space for dishwasher, space for fridge/freezer, tiled flooring.

Door to Ground WC with WC, Corner Wash hand basin, Worcester boiler

The first floor has the bright, spacious sitting room with large aspect window allowing in plenty of light. Bedroom two with views to the rear and Modern family bathroom has a suite comprising right hand square shower bath with shower attachment and rainforest shower head, Round countertop wash hand basin with mono block mixer tap with vanity unit under, WC , tiled surround top three side and window overlooking the rear.

The second floor has two bedrooms, with a large main bedroom with large picture window to the front and built in wardrobes, a considerable size second bedroom with views to rear.

Family Bathroom, this well-appointed bathroom has a suite comprising right hand square shower bath with shower attachment and rainforest shower head, twin wash hand basin with vanity unit under, WC.

**OUTSIDE FRONT:** Brick drive with parking for potentially two vehicles, access to storage space,

**OUTSIDE REAR:** Courtyard garden, upper decked area perfect for entertaining with small step down to lower level with a small shingle area, artificial lawn, stone borders and beds, mature shrubs, and all fence panel surround.

**TENURE:** Freehold.

**COUNCIL TAX BAND:** D

**VIEWING:** By appointment with Ibbett Moseley.

**AGENTS NOTE 1:** We have produced a virtual video/tour of the property to enable you to obtain a better picture of it. We accept no liability for the content of the virtual video/tour and recommend viewing the property.

### LOCATION

Convenient to Tonbridge High street with its shops, hair and beauty salons, bars and restaurants with additional retail outlets on the outskirts of the town and about 1.5 miles from the mainline station and the many excellent schools. Tonbridge is a thriving market town that offers an excellent range of shopping and recreational facilities. The town is centred around the river Medway and features Kent's best example of a Motte & Bailey Gatehouse at Tonbridge Castle along with beautiful buildings at Tonbridge school. A colourful history intertwines tales of Kings and tyrants, heroes and mercenaries and there are links with famous literary figures. The castle grounds adjoin Tonbridge sports ground with its indoor/lido swimming pool, cycle routes and sports pitches. Tonbridge main line station offers fast services to Charing Cross, Canon Street, London Bridge and Waterloo in just approximately 40 minutes. There are good road links to the A21 and M25 and easy access to a selection of renowned secondary, grammar and independent schools.

### AGENTS NOTE

Kent Council Tax Band:D

Annual Price:£2,266

Conservation Area No

Flood Risk No Risk

Mobile Coverage

Broadband

Basic 9 Mbps

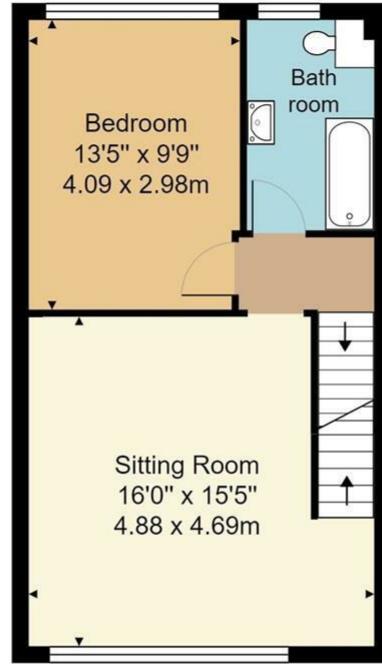
Superfast 61 Mbps

Ultrafast 1000 Mbps

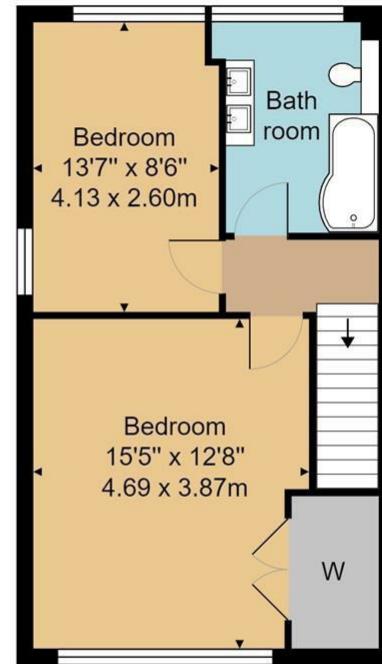




**Ground Floor**



**First Floor**



**Second Floor**

Approx. Gross Internal Area 1402 ft<sup>2</sup> ... 130.2 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.

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