



**4 Bedroom 2 Bathroom Semi-Detached House with Courtyard Garden**

This four bedroom semi-detached house is arranged over three floors. The kitchen-breakfast room is a good size and comes with Neff induction hob and fan oven. Integrated appliances include a washing machine, separate dryer, fridge freezer, microwave, dishwasher, and there is a breakfast bar. The sitting room has a TV point and a fitted window shutter. Upstairs there is a master bedroom with en suite shower room, three further bedrooms and a family bathroom. The low maintenance rear courtyard garden has a patio area and artificial turf. Double glazing throughout, gas central heating, EPC band D, council tax band D. Street permit parking. Viewing highly recommended.





## ACCOMMODATION

### **Kitchen/Breakfast Room** 18' 11" x 12' 2" (5.76m x 3.7m)

The kitchen-breakfast room is a good size and is well equipped with Neff five ring induction hob and fan oven. There is a full height fridge freezer, a washing machine, separate dryer and dishwasher. A good range of wall and base kitchen cupboards provides plenty of storage. There is a breakfast bar with two stools and space for a table and chairs. A back door opens on to the rear garden.

### **Sitting Room** 12' 11" x 12' 2" (3.94m x 3.7m)

The sitting room has a TV point and a double glazed window with fitted window shutters.

### **Double Bedroom 2** 12' 11" x 12' 2" (3.94m x 3.7m)

The second Double bedroom has a double glazed window that overlooks the front of the property with fitted window shutter. There is a fitted wardrobe, a radiator with thermostatic valve and a USB socket.

### **Bedroom 3** 11' 0" x 9' 1" (3.36m x 2.78m)

The third bedroom has an eaves storage cupboard. There is a double glazed window with bling and a radiator with thermostatic valve.

### **Family Bathroom**

The first floor family bathroom has a full length bath with shower over. There is a WC, a heated towel rail, a fitted wall mirror, and a wall mounted basin with storage underneath.

### **Master Bedroom** 12' 11" x 9' 3" (3.94m x 2.81m)

The second floor master bedroom has a double glazed window that overlooks the front of the property, and a radiator with thermostatic valve. A door leads to the en suite shower room.

### **En Suite Shower Room**

The master bedroom en suite shower room has a walk-in shower, a WC, and a wall mounted basin with storage underneath. There is also a storage cabinet with mirror doors and an extractor fan.

### **Bedroom 4** 12' 10" x 9' 11" (3.9m x 3.02m)

The fourth bedroom on the second floor has a double glazed window that overlooks the rear garden with window blind. There is also a radiator with thermostatic valve.

### **Rear Courtyard Garden**

The low maintenance rear courtyard garden has a patio area, and some artificial turf. There is a shed, and a back gate.

### **Street Parking**

Street permit parking is available on Priory Street, and on some neighbouring roads.

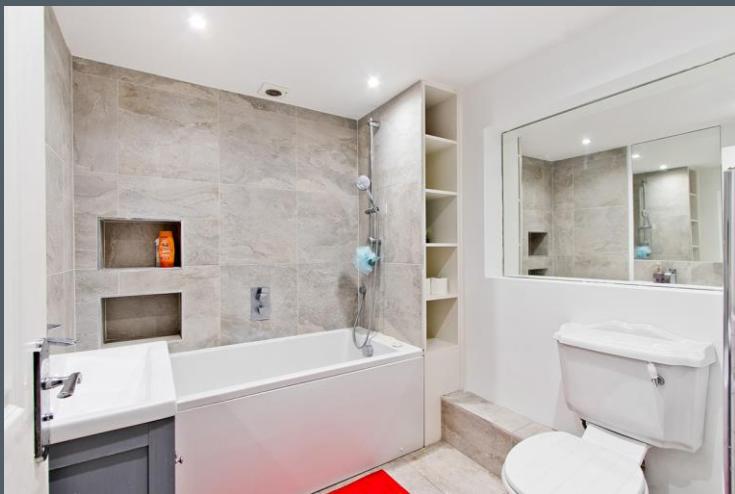
### **Location**

Priory Street is just a 5 minute walk to Tonbridge mainline station. Tonbridge High Street is less than a 10 minute walk away. Local shops include Lidl Supermarket which is an 8 minute walk, and Sainsburys which is just over half a mile away. The property is walking distance from the local grammar schools. The A21 is a short drive away.

### **EPC & Council Tax**

Energy Performance Certificate band D. Tonbridge council tax band D, £2356.17 for 2025-26





## FLOOR PLAN



Priory Street, Tonbridge, TN9 2AP

Total Area: 128.0 m<sup>2</sup> ... 1378 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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