



Ashden Walk, Tonbridge, TN10 3RL





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Description

Tonbridge Property are delighted to be the appointed agent for this spacious semi-detached three-bedroom family home located in this highly sought after and quiet residential area in North Tonbridge.

Internally the property benefits from a warm and inviting entrance area leading on to a spacious living and dining room through to an elegant sunroom/conservatory. Also, downstairs is a well-equipped kitchen, a utility area, a garage and WC.

To the first floor there are 3 bedrooms, all with built in storage, access to the loft as well as a good-sized shower room.

Outside there is an easy to maintain lawned garden to the rear with a paved area and shed. There is also a pebble stone garden to the front containing some shrubs and plants which gives a warm and inviting entrance to the property.

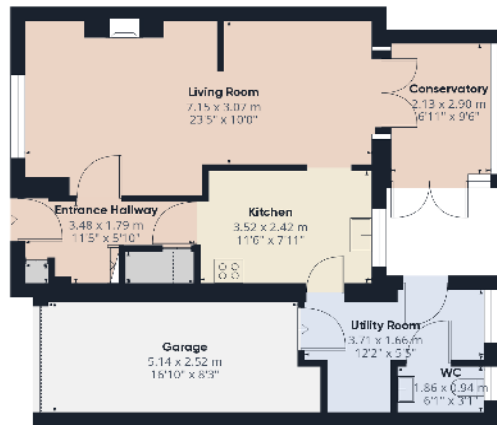
This house is being offered to the market for the first time in many decades having been the current owners family home for 40 years and is being offered with no onward chain and with the potential to extend (subject to planning).



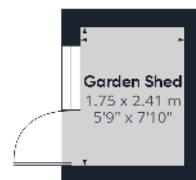


Overview

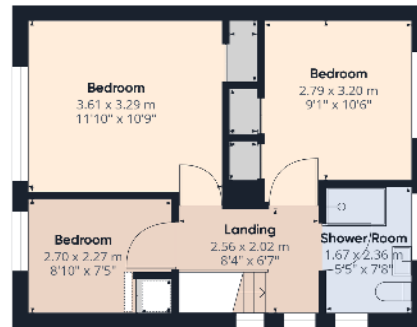
- No Onward Chain
- 3 Bedrooms
- Spacious Living Room
- Driveway & Garage
- Popular Location
- Garden with Outbuilding
- EPC rating Band D
- Council Tax Band D



Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 1

Approximate total area⁽¹⁾
 108.04 m²
 1162.91 ft²

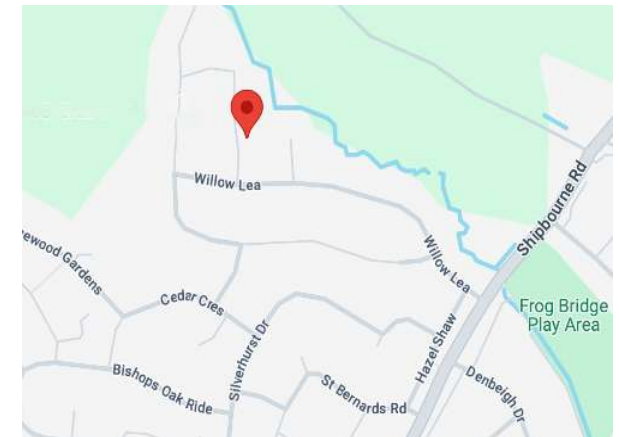
Reduced headroom
 0.72 m²
 83.96 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFES60



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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