



57 Thorpe Avenue, Tonbridge, Kent, TN10 4PR

£480,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Bedroom Detached Bungalow * Beautifully Maintained Gardens * Driveway & Garage * Scope For Extension STPP * Popular Location * EPC Rating D/ Council Tax Band E - £2,493.42 ***

Waghorn & Company are delighted to offer to the market this immaculately presented, 2 bedroom, detached bungalow situated in a popular residential Road in North Tonbridge. The property offers spacious accommodation throughout with scope for extension STPP and is conveniently located for local Schools, Shops & Bus Routes with the added benefits of a detached garage, beautiful gardens and having NO FORWARD CHAIN! An early viewing is highly recommended to avoid disappointment.

Front Garden

Block paved driveway with access to garage and path to side, the remainder of the garden is laid to lawn with flowered borders housing an array of established shrubs, plants and bushes.

Entrance

Access is via a part glazed front entrance door with stained glass inserts leading to entrance porch.

Entrance Porch 4' 0" x 6' 0" (1.22m x 1.83m)

Double glazed frosted windows to both side and rear, door to sitting room.

Sitting Room 11' 4" x 17' 5" (3.45m x 5.30m)

Dual aspect double glazed windows to both front and side, feature fireplace, door to inner hall and radiator.

Inner Hall

Doors to bedrooms, sitting room, kitchen/diner, family bathroom & separate w/c, access to loft and radiator.

Kitchen/Diner 10' 10" x 13' 10" (3.30m x 4.21m)

Double glazed window to front, stainless steel sink and drainer with cupboard under and a further range of matching base and wall units, space and plumbing for slim line dish washer, space for free standing cooker and fridge freezer, ceramic wall tiling, boiler cupboard, part glazed frosted door to side and radiator.

Bedroom 1 11' 5" x 14' 5" (3.48m x 4.39m)

Dual aspect double glazed windows to both rear and side, radiator.

Bedroom 2 10' 10" x 9' 8" (3.30m x 2.94m)

Patio doors to rear garden, built in storage cupboard and radiator.

Bathroom 4' 10" x 6' 10" (1.47m x 2.08m)

Double glazed frosted window to side, panelled bath with mixer taps, additional hand shower piece and shower over, ceramic wall tiling, pedestal hand wash basin and radiator.

Separate W/C 2' 7" x 6' 10" (0.79m x 2.08m)

Double glazed frosted window to side, low level w/c, ceramic wall tiling and radiator.

Rear Garden





To the rear of the property is a block paved patio area with the remainder of the garden being laid to lawn with flowered borders housing an array of established shrubs, plants and bushes, raised paved patio area to side, green house, side pedestrian access to both sides, feature pond, brick built shed and door to garage.

Garage 8' 0" x 18' 0" (2.44m x 5.48m)

Metal up and over door to front, window to rear, frosted window to side and door to side.

Tenure

Freehold

Energy performance certificate (EPC)			
67 Thorpe Avenue TONBRIDGE TN10 4PR	Energy rating D	Valid until: 22 June 2032	Certificate number: 7913-9142-7002-0126-6606

Property type	Detached bungalow
Total floor area	68 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

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This Floorplan is not to scale and for illustration purposes only.
All measurements are approximate

