



71 Thorpe Avenue, Tonbridge, Kent, TN10 4PP

£645,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Detached Chalet Bungalow \* Four Double Bedrooms \* Kitchen / Diner \* Large Rear Garden With Workshop \* Popular Location \* EPC Rating D / Council Tax Band F £2,946.77 P.A. \***

Waghorn and Company are proud to offer to the market this spacious four bedroom family home located in the popular tree lined road in North Tonbridge. The property offers spacious, light and airy well presented accommodation with the added benefit of of road parking and spacious kitchen diner. An early viewing is highly recommended.

**Front garden**

Access is via a five bar gate, driveway and area of shingle to front, double glazed composite entrance door leading to entrance porch.

**Entrance Porch**

Double glazed frosted windows to both side and rear, wall mounted electric heater, open place to entrance hall.

**Entrance Hall**

wood flooring, stairs to first floor landing, under stairs storage, doors to lounge, kitchen diner, shower room, bedrooms 3 and 4, utility room and radiator.

**Lounge**

Double glazed windows to side, double glazed French doors with matching side windows to rear, five wall light points, share light window through to kitchen/diner and two radiators.

**Kitchen/Diner**

Double glazed French doors with matching side windows to rear, wood flooring, single stainless steel sink set within central island, with further rand of matching base and wall units, inset gas hob with stainless steel splash back and extractor hood over, built in oven, integrated dishwasher, space for freestanding fridge /freezer, space for self condensing tumble dryer and radiator.

**Utility Cupboard**

Space and plumbing for washing machine.

**Shower Room**

double glazed frosted window to side, Double shower cubicle with rain fall shower head, pedestal hand wash basin with fitted wall mirror, low level w/c, extractor fan, inset spotlights and chrome heated towel rail.

**Bedroom 3**

Double glazed window to front, fitted cupboard housing boiler and hot water tank, fitted wardrobe and radiator.

**Bedroom 4**

Double glazed windows to both front and side and radiator.

**First Floor Landing**

Velux window to front, doors to bedrooms 1 and 2, bathroom and storage cupboard.

**Bathroom**

Velux window to side, panelled bath, low level W/C, pedestal hand wash basin, and two heated chrome towel rails.





### Bedroom 1

Velux windows to both sides and double glazed window to rear overlooking rear garden, fitted wardrobes and fitted walk in wardrobe and radiator.

### Bedroom 2

Velux windows to both sides, fitted wardrobes and radiator.

### Rear Garden

Raised decked patio area with the remainder of the garden being mainly laid to lawn with side flowered borders housing an array of established shrubs and plants, to the rear of the garden is a large wooden workshop with stable style doors, side pedestrian access and timber shed.

### Tenure

Freehold

21/07/2022, 14:56 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
71 THORPE AVENUE TONBRIDGE TN10 4PR	Energy rating <b>D</b>	Valid until: 30 December 2030 Certificate number: 9340-2309-3020-2970-8281
Property type	Detached bungalow	
Total floor area	148 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 C.

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

Score	Energy rating	Current	Potential
92-101	A		
81-91	B		
69-80	C		
55-68	D	63   D	74   C
39-54	E		
21-38	F		
1-20	G		

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9340-2309-3020-2970-8281?print=true>

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Details No. 1 TW/JW  
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Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service  
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This Floorplan is not to scale and for illustration purposes only.  
All measurements are approximate

