



2 Greentrees Avenue, Tonbridge, Kent, TN10 4ND

£575,000

**Waghorn
&
Company**

Independent Estate Agents

*** Four bedroom spacious family home * Lounge, dining room, study and kitchen * En-Suite and Family Bathroom * Ground floor cloakroom * Off Road Parking * EPC Rating C / Council Tax Band E - £2,749.36 P.A ***

Waghorn and Company are delighted to be marketing this lovely four bedroom Semi Detached Chalet Bungalow situated in the popular Greentrees. The property has accommodation comprising of Entrance Hall, Lounge, Bedroom 4/Study, Dining Room, Kitchen/Breakfast Room, Cloakroom and Bedroom with En-Suite to ground floor level and to the first floor there are two further Bedrooms and Family Bathroom. The property has the added benefit of front & rear gardens with off street parking. An early viewing is highly recommended to avoid disappointment.

Front Garden

Driveway and lawned area with flowered borders housing an array of established shrubs, plants and bushes.

Entrance

Access is via a double glazed front entrance door leading to entrance hall.

Entrance Hall

Stairs to first floor landing, radiator and doors to lounge, dining room, kitchen/breakfast room, bedroom and cloakroom.

Dining Room 13' 9" x 11' 4" (4.19m x 3.45m)

Double glazed bay window to front, feature fireplace with inset gas fire, radiator and door to bedroom 4/study.

Bedroom 4/Study 12' 8" x 7' 1" (3.86m x 2.16m)

Double glazed window to front, access to loft storage and radiator.

Lounge 12' 4" x 11' 2" (3.76m x 3.40m)

Double glazed window to front, feature cast iron fireplace with timber mantle and radiator.

Bedroom 1 18' 4" x 8' 5" (5.58m x 2.56m)

Double glazed window to rear, a selection of built in wardrobes, door to en-suite and radiator.

En-suite

Double glazed frosted window to rear, double shower cubicle with rainfall shower head over and separate shower attachment, hand wash basin set within vanity unit, low level w/c with concealed cistern, electric shaver socket, extractor fan and inset spot lights.

Cloakroom/Utility Area

Low level w/c, tumble dryer, stainless steel sink set within work surface with cupboards under and inset spot lights.

Kitchen/Breakfast Room 18' 3" x 10' 1" (5.56m x 3.07m)

Double glazed window to rear, double glazed door to side, wood laminate flooring, one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, free standing fridge freezer, washing machine, dish washer, range cooker with extractor hood over, inset spot lights and radiator.





First Floor Landing

Double glazed window to rear, door to bedrooms 2, 3 and shower room.

Bedroom 2 18' 5" x 8' 0" (5.61m x 2.44m) excluding depth of wardrobes

Double glazed dual aspect windows to both front and rear, radiator and a selection of built in wardrobes and eaves storage cupboards.

Shower Room

Double glazed frosted window to rear, hand wash basin set within vanity unit, low level w/c with concealed cistern, shower cubicle with shower over, extractor fan, inset spot lights and radiator.

Bedroom 3 15' 1" x 10' 1" (4.59m x 3.07m) excluding depth of wardrobes

Double glazed dual aspect windows to both side and rear, radiator and a selection of built in wardrobes and eaves storage cupboards.

Rear Garden

To the side of the property is a paved patio area continuing to the rear of the property with side pedestrian access and steps leading down to the remainder of the garden which is mainly laid to lawn with a brick paved patio area, timber shed, side flowered borders housing an array of established shrubs and plants and further raised decked patio area to the rear of the garden.



01732 808542

sales@waghornandcompany.co.uk

127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk

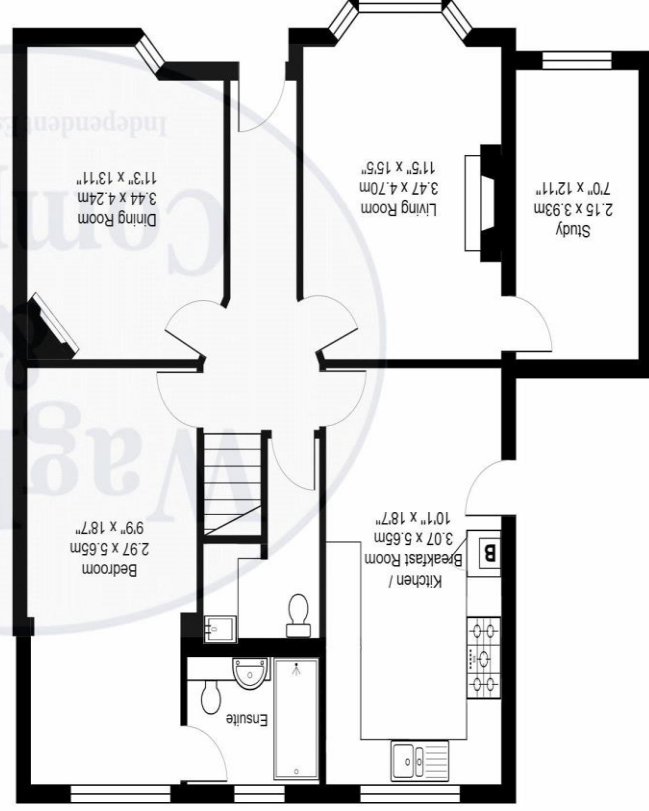
Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (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.

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

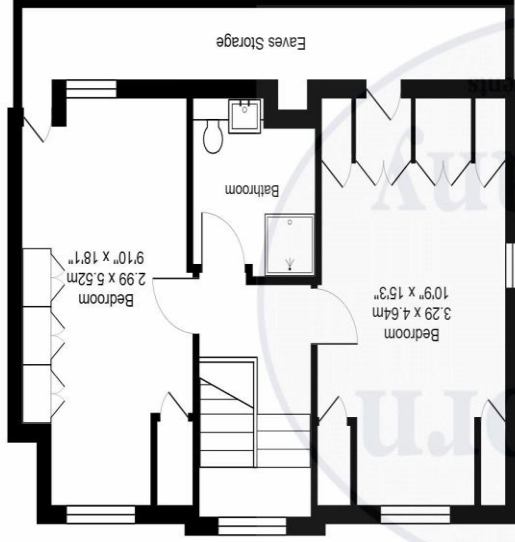
Waghorn & Company is a trading name of Waghorn & Company Limited Registered in England at the above address Company number 07243982

Total Area: 137.9 m² ... 1485 ft² (excluding eaves storage)
 All measurements are approximate and for display purposes only.

Ground Floor
 Area: 92.1 m² ... 992 ft²



First Floor
 Area: 45.8 m² ... 493 ft²



Energy performance certificate (EPC)

2 Greenleaf Avenue TUNO 4ND WILTSHIRE	Energy rating C	Valid until 16 October 2033	Certificate number: 9905-1308-1807-7812-1704
---	---------------------------	--------------------------------	--

Property type
 Semi-detached house
 Total floor area
 138 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/landlords-owners-and-tenants-energy-efficiency-standards-guidance>).

Energy rating and score

The graph shows this property's current and potential energy rating.
 This property's current energy rating is C. It has the potential to be C.
 Properties get a rating from A (best) to G (worst) and a score. The better the rating (worse) and score, the lower your energy bills are likely to be.
 See how to improve this property's energy efficiency.

For properties in England and Wales:
 the average energy score is D

