



48 Elm Grove, Hildenborough, Tonbridge, Kent, TN11 9HF

£750,000

**Waghorn
&
Company**

Independent Estate Agents

*** Four bedroom detached * Popular Location * Off Street Parking and Garage *
Beautifully presented * State of the art nest heating system * EPC TBC/ Council Tax Band
F - £3,223.36 P.A. ***

Spacious and beautifully presented detached family home with large gardens located in a quiet Cul-de-Sac a short walk from Stocks Green school in the popular Village of Hildenborough. An early viewing is recommended to appreciate not only the size of accommodation but the wonderful location on offer

Front

To the front of the property is a large brick paved driveway leading to garage and entrance door, front lawn, outside socket and outside lighting.

Entrance

Access is via a canopied entrance porch with double glazed entrance door leading to entrance hall.

Entrance Hall

Wood flooring, stairs leading to first floor, doors leading to kitchen, lounge, dining room, garage and down stairs cloakroom and wall mounted nest thermostat which is controlled by your smart phone and includes both smoke and CO2 detectors.

Lounge 19' 0" x 12' 0" (5.79m x 3.65m)

Double glazed window to rear, double glazed doors leading to rear garden, radiator, fireplace with timber mantle and slate hearth and inset cast iron period style fireplace

Kitchen 14' 0" x 10' 7" (4.26m x 3.22m)

Two double glazed windows to rear, stainless steel sink and drainer with cupboards under and a further range of matching base and wall units. Built in larder cupboard, breakfast bar with seating, inset gas hob with built in electric oven and matching extractor hood over, inset LED spot lights, integrated fridge freezer, dishwasher and microwave and coats cupboard.

Dining Room 12' 4" x 12' 0" (3.76m x 3.65m)

Double glazed bay window to front and radiator.

Cloakroom 5' 0" x 2' 10" (1.52m x 0.86m)

Double glazed frosted window to side, hand wash basin, low level W/C, ceramic wall tiling and radiator.

Garage 15' 0" x 8' 0" (4.57m x 2.44m)

Double glazed frosted window to side, metal up and over door to front, power and lighting and space and plumbing for washing machine and tumble dryer.

First Floor Landing

Inset LED spot lights, access to loft, doors to bedrooms 1,2 and 3, built in wardrobe, radiator, double glazed window over looking rear garden and airing cupboard with wood slatted shelving.

Master bedroom 10' 7" x 11' 0" (3.22m x 3.35m)

Double glazed window to front, wood flooring, built in wardrobes, shower cubicle with glass shower screen and ceramic wall tiling, built in dressing table with draws and double radiator.





Bedroom 2 11' 0" x 10' 0" (3.35m x 3.05m)
Double glazed window to side, door to bedroom 4 and radiator.

Bedroom 4 7' 0" x 9' 0" (2.13m x 2.74m)
Double glazed window to front and radiator.

Bedroom 3 7' 0" x 9' 0" (2.13m x 2.74m)
Double glazed window to rear and radiator.

Family Bathroom

Double glazed frosted window to side, low level W/C, hand wash basin, ceramic wall tiling and paneled bath with glass screen and shower over.

Rear Garden

To the rear of the property is a paved patio area with the remainder of the garden being laid to lawn, timber shed (which we are advised by the current owner is to remain at the property) and side pedestrian access.

Tenure

Freehold



05/12/2023, 13:55 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
48 Elm Grove Tonbridge TN11 9HF	Energy rating D	Valid until: 4 December 2033 Certificate number: 2520-0127-0169-4090-1743
Property type	Detached house	
Total floor area	128 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).		
Energy rating and score		
This property's current energy rating is D. It has the potential to be C.		
See how to improve this property's energy efficiency .		
The graph shows this property's current and potential energy rating.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
For properties in England and Wales: the average energy rating is D the average energy score is 60		
Score	Energy rating	Current Potential
92+	A	
81-91	B	
69-80	C	
55-68	D	60
39-54	E	
21-38	F	
1-20	G	

<https://find-energy-certificate.service.gov.uk/energy-certificate/2520-0127-0169-4090-1743?profile=true>

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