



3 Cornfield Way, Tonbridge, Kent, TN10 3PT

£675,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bedroom Detached Bungalow * Beautifully Presented Front & Rear Gardens * Driveway & Detached Garage/Workshop * Open Plan Living Space * Close To Local Schools, Shops & Bus Routes * EPC Rating D / Council Tax Band E - £2,493.42 P.A. ***

Wow! Waghorn & Company are delighted to offer to the market this immaculately presented, three bedroom detached bungalow located just a short walk of local Schools, Shops & Bus Routes. The property offers spacious accommodation with open plan living to rear overlooking the beautifully landscaped rear garden and the added benefit of a detached garage/workshop. An early viewing is highly recommended.

Entrance

Access is via a pathway leading to entrance porch.

Entrance Porch

Part glazed front entrance door leading to entrance hall.

Entrance Hall

Doors to bedrooms one and two, shower room and open plan living space. Built in coats cupboard and linen cupboard.

Bedroom One 12' 10" x 11' 4" (3.91m x 3.45m)

Laid to carpet with double glazed window to front and radiator.

Bedroom Two 12' 10" x 8' 11" (3.91m x 2.72m)

Laid to carpet with double glazed window to front and radiator.

Shower Room 6' 6" x 10' 8" (1.98m x 3.25m)

Double glazed frosted window to side, shower cubicle with rainfall shower head and additional hand shower piece, ceramic wall tiling, low level w/c pedestal hand wash basin, inset spot lights, extractor fan and radiator.

Open Plan Living Space

Kitchen 9' 11" x 12' 0" (3.02m x 3.65m)

Double glazed window to rear, door to rear garden, one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, space for cooker with extractor hood over, space and plumbing for both washing machine and dish washer, space for free standing fridge freezer, tiled flooring, and inset spot lights heated towel rail.

Lounge 14' 10" x 18' 0" (4.52m x 5.48m)

Double glazed windows to rear and side, feature fireplace with inset multi fuel burner, patio doors to conservatory and two radiators.

Dining Area 8' 6" x 9' 10" (2.59m x 2.99m)

Double glazed window to side, door to inner lobby and radiator.

Inner Lobby

Door to bedroom three and built in storage cupboard.





Bedroom Three 7' 7" x 10' 0" (2.31m x 3.05m)
Laid to Carpet with double glazed window to front and radiator.

Conservatory 10' 7" x 9' 6" (3.22m x 2.89m)
Double glazed to both sides and rear with patio doors to rear garden and radiator.

Rear Garden

This beautifully landscaped garden is a particular feature of this property. As you enter the garden from the conservatory there is a paved patio area with path leading to the remainder of the garden which is mainly laid to lawn with flowered borders housing an array of established shrubs, plants and bushes, there is a further patio area to side, two green houses and a selection of established fruit trees and vegetable gardens. To the side of the property there is a hard standing driveway leading to the detached garage and outside water tap.

Detached Garage/Workshop

Garage: Metal up and over door to front, door to workshop, power and lighting. Workshop: Double glazed window to side, skylight, secondary double glazing to rear, door to rear garden, a selection of built in work surfaces, power and lighting.

Tenure
Freehold

Energy performance certificate (EPC)			
3 CORNFIELD WAY TONBRIDGE TN10 3PT	Energy rating D	Valid until: 29 September 2030	Certificate number: 8213-8160-6802-0121-6802
Property type		Detached bungalow	
Total floor area		92 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.](#)

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	47.1 D	
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.

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