



10 Cornfield Way, Tonbridge, Kent, TN10 3PT

£525,000

**Waghorn
&
Company**

Independent Estate Agents

*** 2 Bedroom Semi-Detached Bungalow * Lounge/Diner & Conservatory * No Forward Chain * Driveway, Car Port & Detached Garage * Manicured Gardens * EPC Rating D / Council Tax Band D - £2,249.48 P.A. ***

Waghorn & Company are delighted to offer to the market this deceptively spacious, 2 bedroom semi-detached bungalow, situated in a favourable, residential area which is conveniently located for local Shops & Bus routes. The property offers extended accommodation with the added benefits of a driveway, detached garage, manicured gardens and no forward chain. An early viewing is highly recommended to avoid disappointment.

Entrance

Access via a part glazed door leading to entrance porch.

Entrance Porch 4' 0" x 4' 4" (1.22m x 1.32m)

Frosted glazed window to side, matching side window to front, tiled flooring and door to entrance hall.

Entrance Hall

Doors to bedrooms, lounge/diner, kitchen and bathroom, access to loft, airing cupboard, coats cupboard and radiator.

Bedroom 1 11' 4" x 9' 5" (3.45m x 2.87m)

Double glazed window to front, fitted wardrobe and radiator.

Bedroom 2 8' 11" x 11' 1" (2.72m x 3.38m)

Double glazed window to front, fitted wardrobe and radiator.

Bathroom 6' 6" x 7' 7" (1.98m x 2.31m)

Double glazed frosted window to side, tiled flooring, ceramic wall tiling, panelled bath with central mixer taps and hand shower piece, shower cubicle, low level W/C, pedestal hand wash basin set within vanity unit, inset spotlights, extractor fan and heated towel rail.

Kitchen 10' 7" x 9' 10" (3.22m x 2.99m)

Double glazed window to rear, one and a half bowl sink and drainer with cupboards under with a further range of matching base and wall units, wall mounted gas boiler, ceramic wall tiling, integrated dishwasher and undercounter fridge, space for under counter freezer, space for free standing cooker with extractor hood over, part glazed door to rear garden and radiator.

Lounge/Diner 19' 2" x 11' 5" (5.84m x 3.48m)

Double glazed window to rear, patio doors to conservatory, feature fireplace within inset log burner and 2 radiators.





Conservatory 8' 11" x 9' 11" (2.72m x 3.02m)
 Double glazed both sides and to rear, tiled flooring,
 patio doors to rear garden and radiator.

Rear Garden

To the rear of the property is a block paved patio area with steps and ramp leading to the remainder of the garden which is mainly laid to lawn with flowered borders housing an array of established shrubs, plants, trees and bushes, two timber sheds, green house, detached garage, outside water tap and side vehicle access.

Tenure

Freehold

Energy performance certificate (EPC)																																			
10 Cornfield Way TONBRIDGE TN10 3PT	Energy rating	Valid until: 10 March 2034																																	
	D	Certificate number:	2317-1118-1141-8694-4995																																
Property type		Semi-detached bungalow																																	
Total floor area		66 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 energy rating is D. It has the potential to be B.																																			
See how to improve this property's energy efficiency.																																			
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>82+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>55 D</td> <td>85 B</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	82+	A			81-91	B			69-80	C			55-68	D	55 D	85 B	39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy rating.</p> <p>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.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>	
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