

- \* 5 Bedroom Semi-Detached Family Home \* No Forward Chain \* Popular Residential Area
- \* Conveniently Located For Local Schools & Transport Links \* Scope For Further Improvement STPP \* EPC Rating: E / Council Tax Band: E £2,749.36 P.A. \*

Waghorn & Company are proud to offer to the market this substantial, 5 bedroom semi-detached family home located in the highly sought after Woodfield Road, conveniently located for Tonbridge High Street, train station and favoured schools. The property offers spacious accommodation, boasting a wealth of period features throughout with the added benefits of a ground floor cloakroom, kitchen/breakfast room, off-road parking and good sized rear garden. An internal viewing is highly recommended to appreciate not only the size of accommodation on offer but the friendly community in which the property enjoys.

### **Entrance**

Access is via a part glazed door leading to entrance porch.

#### **Entrance Porch**

Part glazed door to entrance hall.

#### **Entrance Hall**

Doors to sitting room, dining room & kitchen/breakfast room, stairs to first floor landing with under stairs storage cupboards and radiator.

## **Sitting Room** 11' 11" x 14' 8" (3.63m x 4.47m) into bay

Double glazed bay window to front, feature fireplace, radiator and archway to dining room.

## **Dining Room** 13' 3" x 9' 7" (4.04m x 2.92m)

Double glazed window to rear, service hatch and radiator.

## Breakfast Room 8' 8" x 11' 0" (2.64m x 3.35m)

Open plan to kitchen with double glazed window to side, part glazed door to garden and built in storage cupboards.

## Kitchen 7' 3" x 9' 10" (2.21m x 2.99m)

Double glazed window to side, stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, ceramic wall tiling, space for free standing cooker, breakfast bar and door to utility room.

# **Utility Room** 5' 8" x 6' 6" (1.73m x 1.98m)

Double glazed window to side and window to rear, door to cloakroom, space and plumbing for washing machine and space for free standing fridge freezer.

## **Cloakroom** 3' 2" x 5' 3" (0.96m x 1.60m)

Mid level W/C and door to garden with share light window above.

## **First Floor Landing**

Split level with doors to bedrooms 1, 3 & 5, door to shower room and stairs to second floor landing.

# **Bedroom 1** 15' 5" x 14' 9" (4.70m x 4.49m)

Double glazed bay window to front, additional double glazed window to front and two radiators.













**Bedroom 3** 12' 1" x 9' 9" (3.68m x 2.97m)

Double glazed window to rear, airing cupboard, radiator and pedestal hand wash basin with splash back tiling.

**Bedroom 5** 7' 9" x 13' 3" (2.36m x 4.04m)

Double glazed window to rear and radiator.

**Shower Room** 6' 5" x 6' 2" (1.95m x 1.88m)

Double glazed window to side, walk in shower with electric shower, ceramic wall tiling, low level W/C, radiator and pedestal hand wash basin with fitted wall mirror over and access to loft.

# Second Floor Landing

Doors to bedrooms 2 & 4, access to loft.

**Bedroom 2** 12' 5" x 15' 3" (3.78m x 4.64m)

Duel aspect double glazed windows to side and front & radiator.

Bedroom 4 10' 5" x 9' 7" (3.17m x 2.92m)

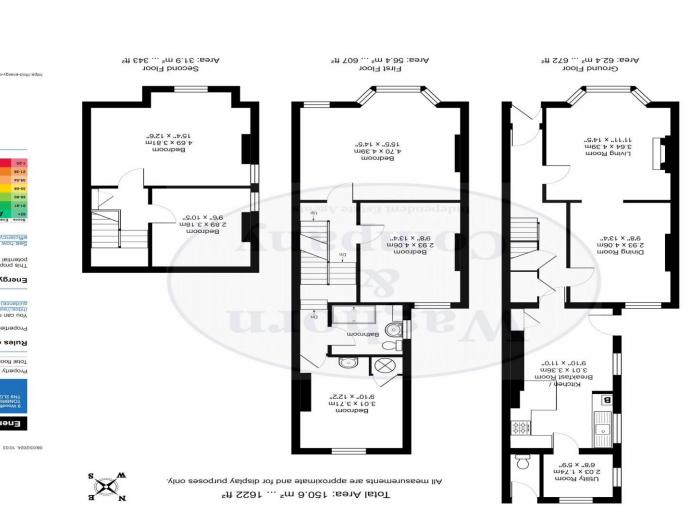
Double glazed window to side and radiator.

### Rear Garden

To the rear of the property is a block paved patio with side and rear access. The remainder of the garden is laid mainly to lawn with flowered borders housing an array of established shrubs, plants and bushes and timber shed.

#### Tenure

Freehold



eunt=trinq<8008-x010-s008-4611-6148/ateofiltheo-ygrene/du.vog.eoivnes.efecifitheo-ygrene-brill/;eqtfrl the average energy rating is D the average energy score is 60 For properties in England and Wales: and score, the lower your energy bills are likely to be. See how to improve this property's energy Properties get a rating from A (best) to G (worst) and a score. The better the rating This property's energy rating is E. It has the potential to be B. The graph shows this property's current and potential energy rating. Energy rating and score You can read guidance for landlords on the regulations and exemptions Properties can be let if they have an energy rating from A to E. Rules on letting this property 121 square metres Total floor area Property type Semi-detached house Certificate number: 6413-1134-8002-0107-6506 Ε 7 March 2034 Energy performance certificate (EPC)

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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