



73 Denbeigh Drive, Tonbridge, Kent, TN10 3PS

Offers in Excess of £475,000

**Waghorn  
&  
Company**

Independent Estate Agents



**\* 2 Bedroom Semi-Detached Bungalow \* No Forward Chain \* Scope for Extension STPP \* Popular Residential Location \* Driveway and Garage \* EPC Rating: D / Council Tax Band: D £2,249.48 P.A. \***

Waghorn & Company are proud to offer to the market this 2 bedroom, semi-detached bungalow located in a residential area in North Tonbridge which is conveniently located for local Schools, shops, bus routes & amenities. The property offers spacious accommodation throughout with the added benefits of a detached garage, well maintained gardens and scope for further improvement STPP. An early viewing is highly recommended.

**Entrance**

Access is via canopied entrance porch with part glazed door to entrance hall.

**Entrance Hall**

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

**Bedroom 1** 11' 6" x 11' 4" (3.50m x 3.45m)

Double glazed window to front, a selection of fitted wardrobes and radiator.

**Bedroom 2** 8' 11" x 11' 0" (2.72m x 3.35m)

Double glazed window to front, a selection of fitted wardrobes and radiator.

**Bathroom** 6' 6" x 10' 0" (1.98m x 3.05m)

Double glazed frosted window to side, panelled bath with mixer taps and hand shower piece, ceramic wall tiling, pedestal hand wash basin, low level W/C and radiator.

**Kitchen** 10' 7" x 9' 11" (3.22m x 3.02m)

Double glazed window to rear and part glazed door to rear garden, stainless steel sink and drainer with cupboard under and a further range of matching base and wall units, space and plumbing for washing machine space, under counter fridge and freezer, mounted gas boiler, inset spotlights, built in electric oven and inset four ring gas hob with extractor hood over, ceramic wall tiling and radiator.

**Lounge / Diner** 11' 5" x 19' 1" (3.48m x 5.81m)

Double glazed window to rear and patio door to rear garden with matching side window, feature fireplace with marble hearth and radiator.

**Rear Garden**

To the rear of the property is a block paved patio area with the remainder of the garden mainly laid to lawn with flower borders housing an array of established shrubs, plants, bushes and trees, a hard standing path to the rear of the garden, outside water tap and garage.

**Garage**

Metal up and over door to front, door way to rear with matching side window and power.

**Tenure**

Freehold







05/10/2023, 17:04 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

### Energy performance certificate (EPC)

73 Denbigh Drive TONBRIDGE TN10 3PS	Energy rating <b>D</b>	Valid until: 4 June 2033 Certificate number: 2277-0152-3888-3712-5476
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Property type: Semi-detached bungalow  
Total floor area: 68 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) (<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 B.

[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	68 D	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/2277-0152-3888-3712-5476?print=true>

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Details No. 1 TW/JW

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

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