



20 Whistler Road, Tonbridge, Kent, TN10 4RD

Guide Price £425,000 - £450,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bedroom Semi-Detached Family Home * Driveway & Garage * No Forward Chain
* Favoured Residential Location * Scope For Further Development STPP * EPC Rating D /
Council Tax Band D - £2,249.48 P.A. ***

Waghorn & Company are delighted to offer to the market this well presented, 3 bedroom semi-detached family home, conveniently located for the favoured Woodlands Primary School, amenities & bus routes. The property offers spacious accommodation throughout with the added benefits of a driveway, single garage & scope for further development STPP. An internal viewing is highly recommended.

Entrance

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

Entrance Porch

Double glazed porthole window to front, cupboard housing meters, inset spotlights and door to sitting room.

Sitting Room

Double glazed windows to side and front, stairs to first floor landing, feature fireplace with inset log burner, selection of fitted shelving, inset spot lights, door to kitchen/diner, two wall light points and two radiators.

Kitchen/Diner

French style patio doors to rear garden, double glazed window to rear, under stairs storage cupboard, stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, inset four ring induction hob with extractor hood over, built in electric oven, integrated fridge freezer, dish washer, breakfast bar, space and plumbing for washing machine, inset spotlights and vertical radiator.

First Floor Landing

Double glazed window to side, access to loft, doors to bedrooms, family bathroom, wall mounted aircon unit and radiator.

Bedroom 1

Double glazed window to front and radiator.

Bedroom 2

Double glazed window to rear and radiator.

Bedroom 3

Double glazed window to front and radiator.

Bathroom

Double glazed frosted window to rear, tiled flooring, ceramic wall tiling, fitted wall mirror, shower cubicle with rain fall shower head over and additional hand shower piece, hand wash basin set within vanity unit, inset spotlights, extractor fan, low level W/C and heated towel rail.

Rear Garden

To the rear of the property is a block paved patio area, with the remainder of the garden being mainly laid to lawn with flowered borders housing array of established shrubs, plants and bushes and door to garage.





Garage

Double glazed window to rear, electric roller door to front, power and lighting.

Tenure

Freehold.

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

Energy performance certificate (EPC)		
20 Whistler Road TONBRIDGE TN10 4RD	Energy rating D	Valid until: 28 March 2034 Certificate number: 2620-2178-0143-8001-1403

Property type: Semi-detached house
Total floor area: 72 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 energy rating is D. It has the potential to be B.

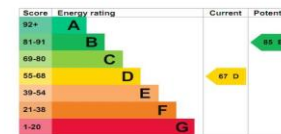
[See how to improve this property's energy efficiency.](#)

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



<https://find-energy-certificate.service.gov.uk/energy-certificate/2620-2178-0143-8001-1403?print=true>

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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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