



8 The Shaw, Tunbridge Wells, Kent, TN2 5BD

£796,000

**Waghorn
&
Company**

Independent Estate Agents

*** Four Bedroom Detached Family Home * Family Bathroom, En-Suite & Ground Floor Cloakroom * Sought After Cul-De-Sac Location * Integral Garage * Scope For Further Improvement STPP * EPC Rating D / Council Tax Band G - £3,723.22 P.A. ***

Waghorn & Company are delighted to offer to the market this deceptively spacious, 4 bedroom detached family home, situated in the much sought after, Camden Park area of Tunbridge Wells which is conveniently located in a quiet cul-de-sac within walking distance of a very popular school, town centre and transport links. The property offers versatile accommodation with the added benefits of an integral garage, corner plot gardens, no forward chain and scope for further development STPP. An early viewing is highly recommended to avoid disappointment.

Entrance

Access via a canopied entrance porch with part glazed door and matching side window, leading to entrance hall.

Entrance Hall

Stairs to first floor landing, doors to sitting room, dining room, kitchen, garage and ground floor cloak room & radiator.

Sitting Room 12' 2" x 22' 2" (3.71m x 6.75m)

Double glazed windows to both front and rear, door to rear garden, feature fireplace, 4 wall points and two radiators.

Dining Room 11' 2" x 10' 5" (3.40m x 3.17m)

Double glazed window to rear, parquet flooring, service hatch and radiator.

Kitchen 13' 7" x 11' 2" (4.14m x 3.40m)

Double glazed window to rear, sink and double drainer with cupboards under and a further range of matching base and wall units, service hatch, space for free standing electric cooker and fridge freezer, space and plumbing for washing machine, ceramic wall tiling, larder cupboard, built in storage cupboard, door to rear garden & radiator.

Cloakroom 2' 11" x 7' 5" (0.89m x 2.26m)

Double glazed window to side, low level W/C, floating hand wash basin with splash back tiling and radiator.

Garage 15' 11" x 17' 9" (4.85m x 5.41m)

Metal up and over door to front, window to side, wall mounted gas boiler, power and lighting.

First Floor Landing

Double glazed window to front, access to loft, doors to bedrooms and family bathroom, airing cupboard and radiator.

Bedroom One 16' 6" x 10' 6" (5.03m x 3.20m)

Double glazed window to rear, built in wardrobes, door to en suite and radiator.

En-suite 5' 10" x 10' 6" (1.78m x 3.20m)

Double glazed frosted window to side, panelled bath, ceramic wall tiling, pedestal hand wash basin, low level W/C, electric shaver socket and radiator.

Bedroom Two 12' 2" x 13' 7" (3.71m x 4.14m)

Double glazed window to rear, built in wardrobe and radiator.

Bedroom Three 15' 4" x 11' 6" (4.67m x 3.50m)





Double glazed window to front, built in wardrobe and radiator.

Bedroom Four 8' 6" x 12' 2" (2.59m x 3.71m) excluding the depth of wardrobes

Double glazed window to front, built in wardrobe and radiator.

Family Bathroom 8' 0" x 8' 9" (2.44m x 2.66m)

Double glazed frosted window to side, panelled bath, pedestal hand wash basin, mid level W/C, ceramic wall tiling, fitted wall mirror and radiator.

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 shrubs, plants, bushes and trees, side pedestrian access to both sides, outside water tap and timber shed.



Tenure

Freehold It is noted that the property benefits from communal woodlands with an annual service charge of approximately £200 P.A.

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

Energy performance certificate (EPC)

9 The Shire TUNBRIDGE WELLS TN2 5SD	Energy rating D	Valid until: 18 April 2034
		Certificate number: 2110-8724-5040-6102-6695

Property type: Detached house
Total floor area: 149 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67	81
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificates.service.gov.uk/energy-certificate/2110-8724-5040-6102-6695?print=true>

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01732 808542

sales@waghornandcompany.co.uk

127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk

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.
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