



16 Colin Blythe Road, Tonbridge, Kent, TN10 4LB

£650,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Detached Four Bedroom Chalet Bungalow \* Fantastic Mature Garden \* Large Driveway & Garage \* Several Outbuildings \* Open-Plan Lounge/Diner \* EPC Rating D / Council Tax Band E - £2,493.42 P.A. \***

Waghorn & Company are delighted to offer to the market this, deceptively spacious, 4 bedroom, detached chalet bungalow, located in a popular residential area in North Tonbridge. The property is conveniently situated for local Schools, Shops & amenities and offers salient features to include a good sized driveway, garage, large rear garden with a selection of outbuildings to include a home office space and scope for further improvement STPP. An early viewing is highly recommended to avoid disappointment.

**Entrance**

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

**Entrance Porch**

Part glazed door to entrance hall.

**Entrance Hall**

Doors to bedroom 2, sitting room, shower room and kitchen, airing cupboard, stairs to first floor landing and radiator.

**Bedroom Two**

Double glazed, leaded light, bay window to front, built in wardrobes, understairs storage cupboard and radiator.

**Sitting Room**

Double glazed, leaded light, bay window to front, feature fireplace with stone hearth and inset log burner, trifold doors to dining room and radiator.

**Dining Room**

Double glazed window to rear and radiator.

**Shower Room**

Double glazed frosted window to rear, low level w/c with concealed cistern, hand wash basin set within vanity unit, fitted wall mirror, electric shaver socket, extractor fan, shower cubicle with Aqualisa shower, ceramic wall tiling and heated towel rail.

**Kitchen**

Double glazed window to rear, sink and double drainer with cupboards under and a further range of matching base and wall units, space for range cooker with extractor hood over, integrated fridge freezer, ceramic wall tiling, built in larder cupboard, part glazed door to utility room/rear lobby and radiator.

**Utility Room/Rear Lobby**

Obscured glass windows to side and rear, part glazed door to front, space and plumbing for washing machine with worktop over and door to rear garden.

**First Floor Landing**

Double glazed, leaded light windows to both front and side, doors to bedrooms 1, 3 & 4, doors to eaves storage cupboards and radiator.





### Bedroom One

Double glazed window to rear, a selection of fitted units, built in wardrobe and radiator.

### Bedroom Three

Double glazed window to rear, a selection of fitted units and radiator.

### Bedroom Four

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

### Rear Garden

To the rear of the property is a hard standing and block paved patio area with the remainder of the garden being mainly laid to lawn with flowered borders housing an array of established shrubs, plants, bushes and trees, side pedestrian access, door to garage, outside water tap, feature pond, greenhouse, timber workshop, play house, door to garage, insulated timber outhouse with power and lighting which

## Energy performance certificate (EPC)

16 Colin Blythe Road TONBRIDGE TN10 4LB	Energy rating <b>D</b>	Valid until: 29 September 2031 Certificate number: 2000-3006-0122-4174-3193
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**Property type**  
Detached house

**Total floor area**  
104 square metres

#### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.  
If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.  
Properties are given a rating from A (most efficient) to G (least efficient).

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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.  
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area) openings and orientation are approximate.

Total floor area 135.8 sq.m. (1,461 sq.ft.) approx

### Ground Floor



### First Floor

