

# \* Detached Four Bedroom Chalet Bungalow \* Fantastic Mature Garden \* Large Driveway & Garage \* Several Outbuildings \* Open-Plan Lounge/Diner \* EPC Rating D / Council Tax Bank 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,

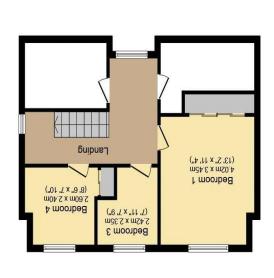
# **Energy performance certificate (EPC)**

16 Colin E	Blythe Road IGE	Energy rating	Valid until:	29 September 2031	er 2031	
TN10 4LB		D	Certificate number:	2000-3006-0122-417	74-3193	
Property	/ type					
Detache	d house					
Total flo	or area					
104 squa	are metres					
	ty is rated F or G, it cannot be le and exemptions (https://www.gov.					
_		D00300-800				
-	liciency rating for this pro					
	y's current energy rating is D. It					
See now to i	mprove this property's energy p	erformance.				
	Energy rating		Current	Potential		
Score	Energy rating					
Score 92+	A Linergy rating					
	A			81   B		

92+ A
81-91 B
69-80 C
55-68 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 efficie





Ground Floor First Floor

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

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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.

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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