



28 Walton Road, Tonbridge, Kent, TN10 4EE

Guide Price £525,000 - £550,000

**Waghorn
&
Company**

Independent Estate Agents

*** Views to the rear over farm land * Popular location * Three Bedrooms * Driveway and garage * Conservatory * EPC Rating D/ Council Tax Band E - £2,749.36 P.A. ***

Waghorn and Company are proud to offer to the market this fabulous family home located in a much sought after road with wonderful views to the rear over farmland and within walking distance of one of the Towns best primary schools. This family home has the added benefits of a good size rear garden, garage and conservatory. An internal viewing is highly recommended.

Entrance

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

Entrance Porch

Entrance door leading to entrance hall.

Entrance Hall

Double glazed window to front, parquet flooring, stairs to first floor landing with under stairs cupboard, door to lounge, inset spot lights and radiator.

Lounge 17' 0" x 13' 1" (5.18m x 3.98m)

Double glazed windows to front and side, parquet flooring, central fireplace with log burner, opening to dining room and radiator.

Dining Room 10' 0" x 9' 9" (3.05m x 2.97m)

Sliding doors to conservatory, door to kitchen, parquet flooring, central storage cupboard and radiator.

Kitchen 10' 9" x 9' 8" (3.27m x 2.94m)

Double glazed window to rear, door to rear garden, one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, space and plumbing for washing machine, space for fridge freezer, inset gas hob with extractor hood over, built in electric oven, inset spot lights, ceramic wall tiling and tiled floor.

Conservatory 11' 1" x 9' 9" (3.38m x 2.97m)

Double glazed with French style doors to rear garden.

First Floor Landing

Doors to bedrooms and family bathroom, access to loft and door to linen cupboard.

Bedroom 1 11' 9" x 11' 8" (3.58m x 3.55m)

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

Bedroom 2 10' 2" x 9' 7" (3.10m x 2.92m)

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

Bedroom 3 9' 0" x 7' 8" (2.74m x 2.34m)

Double glazed window to front and radiator.

Bathroom 9' 1" x 5' 5" (2.77m x 1.65m)





Two double glazed frosted windows to rear, paneled bath with mixer taps, shower cubicle with shower over and glass shower screen, ceramic wall tiling, hand wash basin set within vanity unit, low level w/c with concealed cistern and chrome heated towel rail.

Rear Garden

To the rear of the property is a paved patio area with step leading to the remainder of the garden which is mainly laid to lawn with path to rear, access to garage, flowered borders housing an array of established shrubs, plants and bushes, mature tree, side access and timber shed.

Garage

Metal up and over door to front, power and lighting.

Tenure

Freehold

04/03/2024, 11:06 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
28, Walton Road TONBRIDGE TN10 4EE	Energy rating D	Valid until 26 May 2026	Certificate number: 9898-2099-7215-4146-9974
Property type	Semi-detached house		
Total floor area	91 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	64 D	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/9898-2099-7215-4146-9974?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.

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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