



41 Ashley Road, Hildenborough, Tonbridge, Kent, TN11 9ED

Offers in the Region Of £560,000

**Waghorn
&
Company**

Independent Estate Agents

*** Detached Bungalow * Driveway and garage * Utility and craft rooms * Large sitting room, kitchen/breakfast room and dining room * Front and Rear Gardens * EPC Rating D/Council Tax Band E - £2,620.94 P.A ***

Waghorn & Company are delighted to offer for sale this spacious and extended detached bungalow located in the much sought after Brookmead area of Hildenborough. The property offers well appointed family accommodation with salient features including a large rear garden, extended accommodation, gas central heating and double glazing. An early viewing is highly recommended to not only appreciate the location but also the size of accommodation on offer.

Entrance

The front of the property is mainly laid to lawn with a driveway to side and path leading to a part glazed front entrance door leading to entrance porch. Double glazed door leading to rear lobby.

Entrance Porch

Glazed door leading to entrance hall and radiator.

Entrance Hall

Built in cupboard with shelving and doors to bedrooms, kitchen/breakfast room, dining room, bathroom and separate W/C.

Dining Room 8' 7" x 12' 11" (2.61m x 3.93m)

Open plan to lounge with coved ceiling and radiator.

Lounge 16' 2" x 12' 6" (4.92m x 3.81m)

Large double glazed window to rear with two combi tilt and turn windows, double glazed patio door to side and two radiators.

Kitchen/Breakfast Room 24' 0" x 11' 1" (7.31m x 3.38m)

Double glazed window to front and window to side, 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 dish washer, cooker with gas hob and electric oven, space for fridge, utility cupboard housing a Worcester combination boiler (which is serviced annually), open plan to breakfast room and part glazed door to rear lobby.

Rear Lobby

Part glazed door to rear and door to utility room/craft room.

Utility Room 15' 5" x 10' 6" (4.70m x 3.20m)

Door to garage/craft room, part glazed window to rear and part glazed door to rear garden, space and plumbing for washing machine and space for fridge Freezer.

Crafts Room 8' 8" x 8' 5" (2.64m x 2.56m)

Window to rear, power and lighting and radiator.

Garage 8' 8" x 16' 11" (2.64m x 5.15m)

Double wooden doors, power and lighting.





Bathroom 7' 0" x 5' 11" (2.13m x 1.80m)

Double glazed frosted window to front, panelled bath with mixer taps and shower attachment and glass shower screen, chrome towel rail, pedestal hand wash basin and inset halogen spot lights.

Separate W/C 6' 11" x 3' 0" (2.11m x 0.91m)

Double glazed frosted window to front, hand wash basin and low level W/C.

Bedroom 1 11' 1" x 11' 0" (3.38m x 3.35m)

Double glazed window to front, wall light point and radiator.

Bedroom 2 12' 11" x 11' 0" (3.93m x 3.35m)

Secondary glazed window to rear, built in sliding wardrobes and radiator.

Bedroom 3 9' 1" x 7' 10" (2.77m x 2.39m)

Secondary glazed window to rear and radiator.

Rear Garden

The rear garden is mainly laid to lawn with a selection of fruit trees, side pedestrian access and path leading rear. To the rear of the garden is a patio area and timber shed (which we are advised by the current owner is to remain at the property). There is a summer house/office to the rear which has mains power with safety double cut out feature and lighting.

Tenure

Freehold

Energy Performance Certificate			
41, Ashley Road, Hildenborough, TONBRIDGE, TN11 9ED		Reference number: 8636-7926-2000-2011-2092	
Building type: Detached house/flat		Type of assessment: Full/Partial existing dwelling	
Date of assessment: 10 January 2016		Total floor area: 102 sq'	
Date of certificate: 20 January 2016			
Use this document for:			
1. To provide current ratings of properties to see which properties are more energy efficient		2. To find out how much more energy and money is being spent on heating, lighting and hot water	
Estimated energy costs of dwelling for 3 years: £ 2,591			
Over 3 years you could save: £ 663			
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 270 over 3 years	£ 183 over 3 years	This could save £ 255 over 3 years
Heating	£ 2,481 over 3 years	£ 2,010 over 3 years	
Hot Water	£ 224 over 3 years	£ 135 over 3 years	
Totals	£ 2,981	£ 2,328	
These figures show how much the average household would spend in this property for heating, lighting and hot water. The absolute energy use for running appliances like TVs, computers and cookers, and any electricity generated by photovoltaic panels.			
Energy Efficiency Rating			
Improving energy efficiency - lower energy costs	Current	Potential	
	A	G	
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65).			
Top actions you can take to save money and make your home more efficient			
Recommended measure	Estimated cost	Typical savings over 3 years	Payback with Green Deal
1 Increase loft insulation to 270 mm	£100 - £250	£120	1-2 years
2 Floor insulation (solid floor)	£4,000 - £8,000	£208	19-38 years
3 Low energy lighting for all fixed install	£20	£21	1 year
See page 3 for a full list of recommendations for this property.			
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