



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

Guide Price £525,000 - £550,000

**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, Tonbridge, Kent, TN11 9ED

Building type: Detached house

Date of assessment: 18 January 2016

Date of certificate: 20 January 2016

Use this document for:

- To compare current energy efficiency of properties to see which properties are more energy efficient
- To find out how to improve energy efficiency and reduce energy bills by taking improvement measures

Reference number: 8630-7826-0000-0011-0002

Type of assessment: Full

Total floor area: 102 sq'

Rating: existing dwelling

Rating: existing dwelling

Estimated energy costs of dwelling for 3 years

£ 2,591

Over 3 years you could save

£ 663

Estimated energy costs of this house

	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 183 over 3 years	£ 93 over 3 years
Heating	£ 2,481 over 3 years	£ 2,010 over 3 years	£ 471 over 3 years
Hot Water	£ 224 over 3 years	£ 135 over 3 years	£ 89 over 3 years
Totals	£ 2,981	£ 2,328	£ 653

These figures show how much the average household would spend in this property for heating, lighting and hot water. The exclusive energy use for running appliances like TVs, computers and coolers, and any electricity generated by micro-generation.

Energy Efficiency Rating

The graph shows the current energy efficiency of your house. The current rating is D (60) and the potential rating is B (81). The graph also shows the effect of undertaking the recommendations on page 3, which would improve the rating to B (81).

The graph shows the current energy efficiency of your house. 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 60).

Top actions you can take to save money and make your house more efficient

Recommended measures

	Estimated cost	Typical savings over 3 years	Payback period
1 Increase loft insulation to 270 mm	£100 - £350	£ 126	Green Deal
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 238	
3 Low energy lighting for all fixed outlets	£20	£ 41	

See page 3 for a full list of recommendations for this property.

We have used the following assumptions in our calculations: you could save up to £100 in energy costs if you take all the recommended measures. The Green Deal may allow you to finance the improvements through a loan that is repaid through your energy bills. The Green Deal may allow you to finance the improvements through a loan that is repaid through your energy bills.

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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.

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