



11 Chaucer Gardens, Tonbridge, Kent, TN9 2QA

Guide Price £500,000 - £525,000

**Waghorn  
&  
Company**

Independent Estate Agents



**\* 4 Double Bedrooms With Views Over The Green \* Driveway & Double Garage \* Family Bathroom, Shower Room & Cloakroom \* Versatile Accommodation \* Scope For Further Development STPP \* EPC Rating D / Council Tax Band D - £2,249.48 P.A. \***

Waghorn & Company are delighted to offer to the market this deceptively spacious, extended family home offering, 4 double bedrooms and versatile accommodation throughout, with the added benefits of a ground floor cloakroom, double garage, separate shower room, and scope for further development STPP. The property is situated in South Tonbridge with convenient access to the desirable local Schools, High Street, Haysden Country Park and favourable transport links to London. An internal viewing is highly recommended to appreciate not only the fantastic location but the size of accommodation on offer.

**Front Garden**

The front garden is wall enclosed with a path leading to a secluded pond area.

**Entrance**

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

**Entrance Porch**

Double glazed window to front & rear, tiled flooring and part glazed door to snug.

**Snug**

Open plan to the sitting room with twin doors to inner hall, inset spot lights and feature fireplace with double sided log burner and timber mantel.

**Sitting Room**

Double glazed window to side, patio doors to rear garden, inset spot lights and radiator.

**Inner Hall**

Double glazed window to rear, stairs to first floor landing with under stairs storage cupboard, doors to family room & kitchen/diner, radiator.

**Family Room**

Double glazed window to front, double sided log burner with timber mantel faux timber beams.

**Kitchen/Diner**

Dining Area: Two double glazed windows to front, built in storage cupboard, tiled flooring, inset spot lights, faux oak beams and designer radiator. Kitchen Area: Double glazed window to rear, Butler sink with cupboard under and a further range of matching base and wall units, inset spot lights, faux oak beams, space for Range style cooker, ceramic wall tiling, tiled flooring, space and for free standing fridge freezer, central Island, door way to rear lobby, space and plumbing for dish washer.

**Rear Lobby**

Double glazed window to side, tiled flooring, doors to rear garden & utility room and radiator.

**Utility Room**

Double glazed frosted window to side, low level w/c, floating hand wash basin with splash back tiling, tiled flooring, space for free standing fridge freezer, space and plumbing for washing machine, inset spot lights and radiator.





### **First Floor Landing**

Double glazed window to rear, door to bedrooms, family bathroom & shower room, airing cupboard, radiator and access to loft.

### **Bedroom One**

Two double glazed window to front, fitted wardrobes, sink set within vanity unit with fitted mirror and splash back tiling, picture rails and two radiators.

### **Bedroom Two**

Dual aspect double glazed window to rear and side, and radiator.

### **Bedroom Three**

Double glazed window to front, feature cast iron fire place, faux oak beams and radiator.

### **Bedroom Four**

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

### **Family Bathroom**

Double glazed frosted window to rear, panelled bath with electric shower over, high level w/c, floating hand wash basin, ceramic wall tiling and radiator.

### **Shower Room**

Walk in shower with rainfall shower head over and additional hand shower piece, access to loft, low level w/c, inset spot lights, extractor fan, ceramic wall tiling, pedestal hand wash basin and heated towel rail.

### **Rear Garden**

To the rear of the property is a paved patio area with the remainder of the garden being mainly laid to lawn with an additional, raised decked patio area, timer summer house, outside water tap, door to garage and rear pedestrian access.

### **Detached Garage**

Up and over door to front, door to rear, window to rear, power and lighting.

### **Tenure**

Freehold



01732 808542

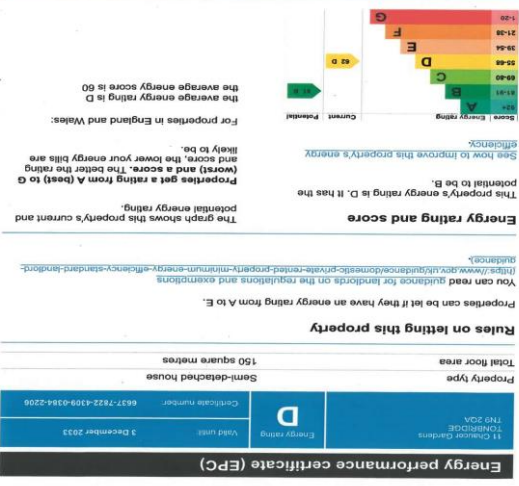
[sales@waghornandcompany.co.uk](mailto:sales@waghornandcompany.co.uk)

127 High Street, Tonbridge, Kent, TN9 1DH

[www.waghornandcompany.co.uk](http://www.waghornandcompany.co.uk)



## AWAITING FLOORPLAN



Details No. 1 TW/JW

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