



19 Allington Drive, Tonbridge, Kent, TN10 4HH

Offers in Excess of £695,000

**Waghorn
&
Company**

Independent Estate Agents

*** Five Bedroom Detached Family Home * Family Bathroom & Ground Floor Cloakroom *
Detached Garage & Driveway * Catchment Area For Favourable Local Schools *
Convenient Access To Amenities & Bus Routes * EPC Rating D / Council Tax Band F -
£3,249.24 P.A. ***

Waghorn & Company are delighted to offer to the market, for the first time since 1974, this well presented, 5 bedroom detached family home located in a quiet Cul-De-Sac in North Tonbridge. The property offers spacious, versatile accommodation throughout with the added benefits of a ground floor shower room, utility room, study and scope for further improvement STPP. An early viewing is highly recommended.

Entrance

Access is via a canopied entrance with frosted glazed door leading to entrance porch.

Entrance Porch

Parquet flooring, doors to sitting room and utility room and twin doors to entrance hall with matching side window.

Sitting Room 11' 6" x 23' 7" (3.50m x 7.18m) excluding the depth of the bay

Double glazed bay window to front, feature fireplace, twin doors to dining room with matching side windows, door to family room/study and radiator.

Utility Room 9' 3" x 8' 7" (2.82m x 2.61m)

Double glazed window to front, stainless steel sink and drainer with cupboard under and a further range of matching base and wall units, space and plumbing for both washing machine & tumble dryer, ceramic wall tiling, tiled flooring, extractor fan and radiator.

Entrance Hall

Stairs to first floor landing, parquet flooring, radiator and doors to family room/study, kitchen and shower room.

Study/Family Room 11' 6" x 7' 4" (3.50m x 2.23m)

Double glazed window to rear, door to sitting room, archway to dining room & radiator.

Dining Room 10' 2" x 10' 7" (3.10m x 3.22m)

Double glazed window to rear, double glazed frosted window to side, twin doors to sitting room, door to rear garden and radiator.

Shower Room 8' 7" x 5' 10" (2.61m x 1.78m)

Double glazed frosted window to side, shower cubicle, low level w/c, hand wash basin set within vanity unit, ceramic wall tiling and radiator.

Kitchen 8' 6" x 15' 1" (2.59m x 4.59m)

Double glazed window to rear, stainless steel sink and drainer with cupboard under and a further range of matching base and wall units, space and plumbing for dishwasher, space for American style fridge freezer, under counter fridge and cooker with extractor hood over, ceramic wall tiling, service hatch, wall mounted gas boiler and radiator.

First Floor Landing

Double glazed windows to front and side, doors to family bathroom, bedrooms 2, 3, 4 & 5, stairs to second floor landing with under stairs storage cupboard, airing cupboard and radiator.





Bedroom Two 11' 4" x 10' 5" (3.45m x 3.17m)
Double glazed window to front, fitted wardrobes and radiator.

Bedroom Three 11' 4" x 10' 11" (3.45m x 3.32m)
Double glazed window to rear, fitted wardrobes and radiator.

Bedroom Four 10' 2" x 8' 8" (3.10m x 2.64m)
Double glazed window to front & radiator. Currently being used as a gym.

Bedroom Five 7' 5" x 6' 10" (2.26m x 2.08m) excluding the depth of wardrobes
Double glazed window to rear, freestanding wardrobes and radiator.

Family Bathroom 6' 8" x 7' 5" (2.03m x 2.26m)
Double glazed frosted window to rear, panelled bath with mixer tap and hand shower piece, low level w/c, hand wash basin set within vanity unit, ceramic wall tiling and radiator.

Second Floor Landing
Access to loft and door to bedroom one.

Bedroom One
Double glazed window to rear, built in storage cupboard and two radiators. Currently being used as a second sitting room.

Rear Garden
To the rear of the property is a block paved patio area with a section of lawn and further shingle patio area to side. Detached garage, side vehicular access and outside water tap.

Garage
Metal up and over door to front.

Tenure
Freehold



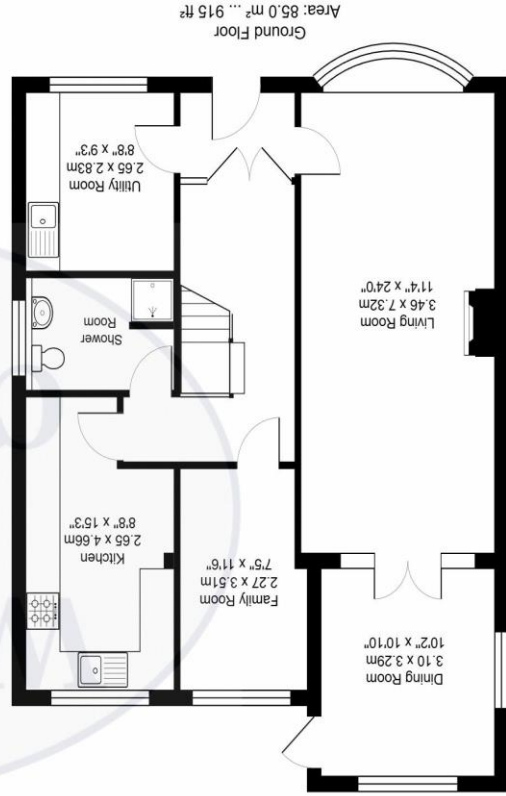
01732 808542

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.
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Total Area: 198.6 m² ... 2138 ft²
 All measurements are approximate and for display purposes only.

