



19 Pen Way, Tonbridge, Kent, TN10 4JN

£425,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Bedroom Semi-Detached Bungalow * Detached Garden & Driveway * Kitchen & Dining Area * Popular Residential Location * No Forward Chain * EPC Rating E / Council Tax Band D - £2,249.48 P.A. ***

Waghorn & Company are delighted to offer to the market this, 2 bedroom semi-detached bungalow nestled in a quiet cul-de-sac in North Tonbridge with convenient access to local amenities and bus routes. The property offers scope for improvement STPP with the added benefits of a detached garage and no forward chain. An early viewing is highly recommended.

Front Garden

To the front of the property is a hard standing driveway and flowered borders housing an array of established shrubs, plants and bushes.

Entrance

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

Entrance Porch

Double glazed windows to side and rear, wall light point and part glazed door to entrance hall.

Entrance Hall

Doors to bedrooms, sitting room, kitchen, bathroom, separate w/c and access to loft.

Bedroom 1 10' 11" x 15' 4" (3.32m x 4.67m) (into bay)

Double glazed bay window to front and wall mounted electric heater.

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

Double glazed window to front and wall mounted electric heater.

Bathroom 4' 10" x 5' 7" (1.47m x 1.70m)

Double glazed window to side, panelled bath with central mixer taps and hand shower piece, pedestal hand wash basin, ceramic wall tiling and heated towel rail.

Separate W/C 2' 5" x 4' 7" (0.74m x 1.40m)

Double glazed frosted window to side, low level W/C and ceramic wall tiling.

Sitting Room 16' 10" x 10' 11" (5.13m x 3.32m)

Sliding patio door to rear garden, full length double glazed window to rear, feature fireplace, 1 wall light point and mounted electric heater.

Kitchen 11' 4" x 9' 5" (3.45m x 2.87m)

Double glazed window to side, archway to dining area, airing cupboard, stainless sink and drainer with cupboard under and a further range of matching base and wall units, ceramic wall tiling, space for freestanding cooker, under counter fridge and freezer and wall mounted electric heater.

Dining Room 9' 6" x 6' 8" (2.89m x 2.03m)

Windows to side and rear, part glazed door to rear garden and wall mounted electric heater.





Rear Garden

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

Garage 15' 6" x 9' 5" (4.72m x 2.87m)

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

Tenure

Freehold

30/07/2024, 08:40

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

| Energy performance certificate (EPC) | | |
|--------------------------------------|---------------------------|--|
| 19 Pin Way TONBRIDGE TN10 4JN | Energy rating E | Valid until: 29 July 2034 |
| | | Certificate number: 2260-8393-2040-2007-5021 |
| Property type | Semi-detached bungalow | |
| Total floor area | 66 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>).

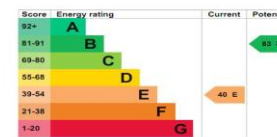
Energy rating and score

This property's energy rating is E. 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2260-8393-2040-2007-5021?print=true>

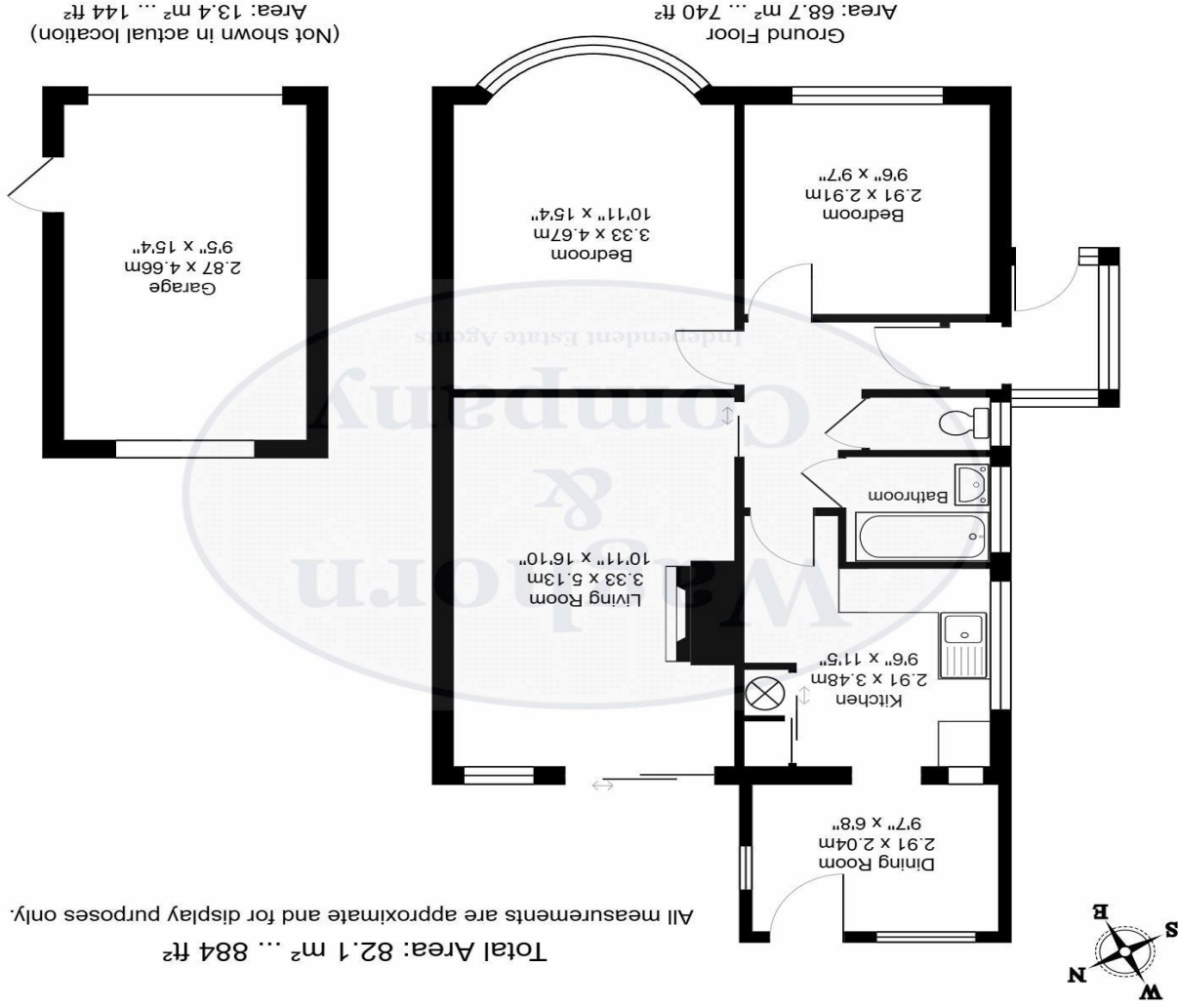
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Details No. 1 TW/JW

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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