



1a Cage Green Road, Tonbridge, Kent, TN10 4PS

Guide Price £700,000 - £725,000

**Waghorn
&
Company**

Independent Estate Agents

*** 4 Bedroom Family Home * Family Bathroom, En-Suite & Cloakroom * Open Plan Living Space & Kitchen/Diner * Driveway & Garage * Popular Residential Road, Conveniently Located For Local Schools & Shops * EPC Rating C / Council Tax Band F - £3,249.24 P.A. ***

Waghorn & Company are delighted to offer for sale this immaculately presented, 4 bedroom family home located in a quiet road in North Tonbridge, conveniently located for local Schools, amenities and transport links. The property offers spacious and versatile accommodation throughout with the added benefits of an en-suite bathroom, ground floor cloakroom, open plan living space and garage. An internal viewing is highly recommended.

Entrance

Access is via a canopied entrance with door leading to entrance hall.

Entrance Hall

Engineered oak flooring, stairs to first floor landing with under stairs storage cupboard, doors to bedroom 4, family room, sitting room, kitchen/diner & cloakroom, inset spot lights and radiator.

Bedroom Four

Double glazed leaded light window to front & radiator.

Family Room

Double glazed leaded light window to front, archway to sitting room, engineered oak flooring and radiator.

Sitting Room

Patio doors to rear garden with matching side windows, feature fireplace, engineered oak flooring and 2 radiators.

Cloakroom

Low level W/C, pedestal hand wash basin, tiled flooring, ceramic wall tiling, inset spot lights, extractor fan and radiator.

Kitchen/Diner

Kitchen Area: Double glazed window to size, one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, integrated fridge freezer and dish washer, ceramic wall tiling, tiled flooring, space for Rangemaster cooker with extractor hood over, inset spot lights. Dining Area: Patio doors to rear with matching side windows, tiled flooring, door to utility room and radiator.

Utility Room

Part glazed door to rear, sink and drainer set within worktop with cupboard under and a further range of matching base and wall units, space and plumbing for both washing machine and tumble dryer, ceramic wall tiling, inset spot lights, extractor fan, tiled flooring and radiator.

First Floor Landing

Doors to bedrooms 1, 2, 3 and family bathroom, door to linen cupboard, inset spot lights and radiator.

Bedroom One

Double glazed window to rear, a selection of fitted wardrobes, door to en-suite & radiator.





En-suite

Velux window to side, panelled bath with central mixer taps, hand shower piece and additional electric shower over, hand wash basin set within vanity unit, low level W/C, ceramic wall tiling, inset spot lights, extractor fan and heated towel rail.

Bedroom Two

Double glazed leaded light window to front, double glazed frosted window to side and radiator.

Bedroom Three

Double glazed leaded light window to front, fitted wardrobes and radiator.

Family Bathroom

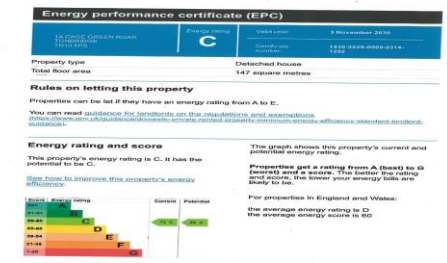
Double glazed frosted window to rear, panelled bath with central mixer taps, hand shower piece and additional electric shower over, pedestal hand wash basin, low level W/C, ceramic wall tiling, inset spot lights, extractor fan and heated towel rail.

Rear Garden

To the rear of the property is a block paved patio area with the remainder of the garden being mainly laid to lawn with flowered borders housing an array of established shrubs, plants, trees and bushes. Timber shed, vegetable garden, pergola, side pedestrian access, outside water tap and door to garage.

Garage

Metal up and over door to front, part glazed door to rear,



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