



52 Denbeigh Drive, Tonbridge, Kent, TN10 3PS

£630,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Two Bedroom Detached Bungalow \* Driveway & Garage \* No Forward Chain \*  
Conveniently Located For Local Schools, Shops & Bus Routes \* Beautifully Maintained  
Gardens \* EPC Rating D / Council Tax Band E - £2,749.36 P.A. \***

Waghorn & Company are delighted to offer to the market, this beautifully presented, 2 bedroom detached bungalow nestled in a quiet residential road in North Tonbridge, conveniently located for local amenities, Schools, and bus routes. The property offers spacious accommodation throughout with the added benefits of corner plot, a walk in shower, garage and no forward chain. An early viewing highly recommended to avoid disappointment.

**Front Garden**

The front garden is mainly laid to lawn with flowered borders housing and array of shrubs plants and bushes, brick paved driveway and path to entrance door.

**Entrance**

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

**Entrance Porch**

Double glazed windows to both sides and front and part glazed door to entrance hall with matching side window.

**Entrance Hall**

Double glazed window to front with fitted shutters, doors to lounge/diner, kitchen/Breakfast room, shower room and bedrooms, airing cupboard, coats cupboard, access to loft and radiator.

**Living Room 23' 11" x 11' 10" (7.28m x 3.60m)**

Double glazed windows to side and front with fitted shutters, patio doors to rear with fitted shutters and two radiators.

**Kitchen 14' 9" x 10' 6" (4.49m x 3.20m)**

Double glazed window to side, part glazed door to rear garden, one and a half bowl sink and drainer with cupboard under and a further range of matching base and wall units, inset four ring gas hob with extractor hood over, built in electric oven, ceramic wall tiling, space for American style fridge freezer, integrated dishwasher and washing machine, inset spotlights, breakfast bar, wall mounted gas boiler, larder cupboard and radiator.

**Shower Room 7' 4" x 6' 0" (2.23m x 1.83m)**

Double glazed frosted window to rear, walk in shower with Aqualisa shower, low level w/c, pedestal hand wash basin, ceramic wall tiling, inset spotlights, electric shaver socket and heated towel rail.

**Bedroom 1 13' 10" x 10' 11" (4.21m x 3.32m)**

Double glazed windows to front and rear with fitted shutters and radiator.

**Bedroom 2 8' 10" x 10' 7" (2.69m x 3.22m)**

Double glazed window to rear with fitted shutters and radiator.

**Rear Garden**

To the rear of the property is an Indian stone patio area with the remainder of the garden being mainly laid to lawn with flowered borders housing and array of established shrubs, plants and bushes, addition shingle patio area to side, timber shed, fruit trees, side pedestrian access and outside water tap.





### Garage

Up and over door to front, double glazed frosted window to side, power and lighting.

### Tenure

Freehold



Energy performance certificate (EPC)		
52 Denbeigh Drive TONBRIDGE TN10 3PS	Energy rating <b>D</b>	Valid until: 28 December 2032 Certificate number: 9330-2456-6220-2592-7221

Property type	Detached bungalow
Total floor area	87 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>).

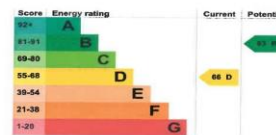
#### Energy rating and score

This property's energy rating is D. 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

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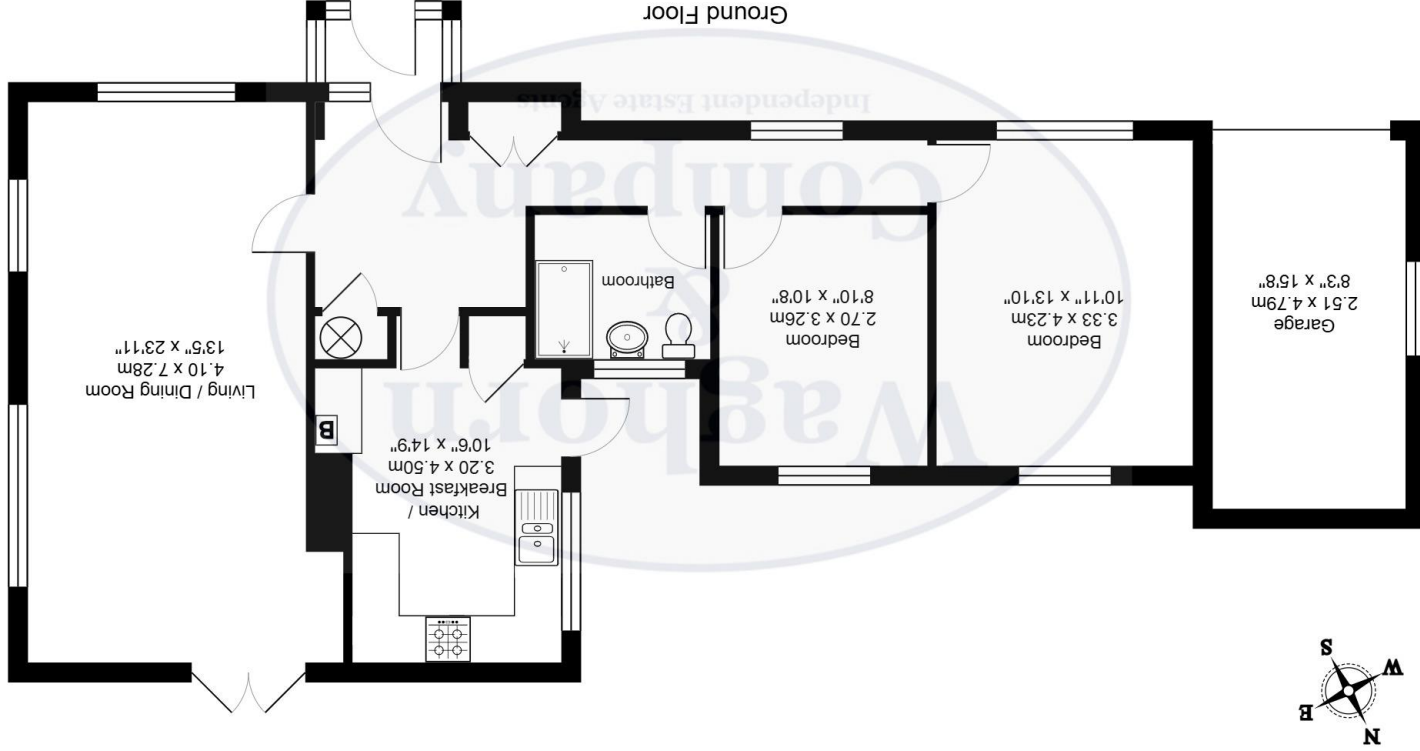
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Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced 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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Total Area: 97.0 m<sup>2</sup> ... 1044 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Ground Floor