



4 Lawn Road, Tonbridge, Kent, TN9 2SU

£450,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Three Bedroom Semi-Detached Family Home \* Convenient Location \* Front & Rear Gardens \* Separate Lounge & Dining Room \* No Chain \* EPC Rating C / Council Tax Band C - £1,999.53 P.A \***

Waghorn & Company are delighted to offer to the market this three bedroom, semi-detached family home located in a popular cul-de-sac just a short walk from the Station, High Street and favourable local Schools. The property offers versatile accommodation to the ground floor with the added benefits of a good sized rear garden, scope for further improvement STPP and no forward chain. An early viewing is highly recommended to avoid disappointment.

**Entrance**

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

**Entrance Hall**

Double glazed window to side, stairs to first floor landing with under stairs storage cupboard, doors to sitting room, dining room and kitchen, built in storage cupboard and radiator.

**Sitting Room**

Double glazed, boxed bay window to front, feature fireplace and radiator.

**Dining Room**

Patio door to rear garden with matching side windows, feature fireplace and radiator.

**Kitchen**

Double glazed window to side, stainless steel sink and drainer with cupboard under and a further range of matching base and wall units, space and plumbing for washing machine and tumble dryer, space for free standing cooker, wall mounted gas boiler and part glazed door to rear garden.

**First Floor Landing**

Double glazed window to side, doors to bedrooms, shower room & separate cloakroom, access to loft and radiator.

**Bedroom One**

Double glazed window to front and radiator.

**Bedroom Two**

Double glazed window to rear, fitted wardrobes and radiator.

**Bedroom Three**

Double glazed window to front and radiator.

**Shower Room**

Double glazed frosted window to rear, double shower cubicle, pedestal hand wash basin, ceramic wall tiling and radiator.

**Separate W/C**

Double glazed frosted window to side and radiator.





## 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 and plants, side pedestrian access and timber shed.

## Tenure

Freehold

**Energy Performance Certificate**

**4, Lawn Road, TONBRIDGE, TN9 2SU**

**Dwelling type:** Semi-detached house **Reference number:** 8801-6165-6429-9127-8133  
**Date of assessment:** 26 September 2017 **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 28 September 2017 **Total floor area:** 81 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,064</b>
<b>Over 3 years you could save</b>	<b>£ 459</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 198 over 3 years	
Heating	£ 1,515 over 3 years	£ 1,203 over 3 years	
Hot Water	£ 351 over 3 years	£ 204 over 3 years	
<b>Totals</b>	<b>£ 2,064</b>	<b>£ 1,605</b>	<b>You could save £ 459 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	85

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 147	
2 Heating controls (thermostatic radiator valves)	£350 - £450	£ 66	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 141	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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