



18 Hopgarden Road, Tonbridge, Kent, TN10 4QS

£435,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Three Bedroom Semi-Detached Family Home \* Lounge/Diner & Sun Room \* Front & Rear Gardens \* Detached Garage & Driveway \* Convenient Residential Location \* EPC Rating D / Council Tax Band E - £2,749.36 P.A. \***

On the market for the first time is this 3 bedroom semi-detached family home, conveniently located for local Schools, Shops & bus routes. The property offers good sized accommodation throughout with the added benefits of a detached garage, driveway and scope for further improvement and extension STPP. An early viewing is highly recommended.

**Entrance**

Access is via a part glazed entrance door with matching side windows, leading to entrance porch.

**Entrance Porch** 6' 0" x 2' 11" (1.83m x 0.89m)

Door to entrance hall with matching side windows.

**Entrance Hall**

Double glazed window to side, stairs to first floor landing with understairs storage cupboard, doors to kitchen & lounge/diner and radiator.

**Lounge/Diner** 11' 5" x 23' 5" (3.48m x 7.13m)

Double glazed window to front, door to sun room with matching side windows, two wall light points, feature fire and two radiators.

**Sunroom** 9' 9" x 7' 9" (2.97m x 2.36m)

Double glazed to both sides and rear, sliding patio door to rear garden and radiator.

**Kitchen** 8' 5" x 9' 9" (2.56m x 2.97m)

Double glazed window to rear, stainless steel sink and drainer with cupboard under and a further range of matching base and wall units, space for undercounter fridge and freestanding cooker, space and plumbing for washing machine, larder cupboard, ceramic wall tiling and part glazed door to rear garden.

**First Floor Landing**

Double glazed window to side, access to loft, doors to bedrooms and family bathroom.

**Bedroom 1** 11' 1" x 12' 8" (3.38m x 3.86m)

Double glazed window to front and radiator.

**Bedroom 2** 10' 5" x 11' 10" (3.17m x 3.60m)

Double glazed window to rear and radiator.

**Bedroom 3** 6' 11" x 9' 6" (2.11m x 2.89m)

Double glazed window to front, airing cupboard and radiator.

**Bathroom** 5' 5" x 6' 2" (1.65m x 1.88m)

Double glazed frosted window to rear, shower cubicle, ceramic wall tiling, low level w/c with concealed cistern, hand wash basin set within vanity unit, fitted wall mirror and radiator.





### Rear Garden

To the rear of the property is a paved patio area, outside water tap, side vehicular access. The remainder of the garden is mainly laid to lawn with side flowered borders housing an array of established shrubs, plants, trees and bushes, two timber sheds and detached garage.

### Garage 16' 8" x 9' 1" (5.08m x 2.77m)

Timber doors to front, double glazed window to side, workbench, power and lighting.

### Tenure

Freehold



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

Energy performance certificate (EPC)		
18 Hopparden Road TONBRIDGE TN10 4QS	Energy rating <b>D</b>	Valid until: 20 August 2034
		Certificate number: 2170-1018-3040-5106-5691

Property type: Semi-detached house  
Total floor area: 80 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>).

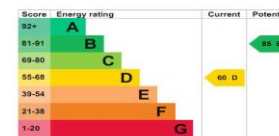
#### Energy rating and score

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2170-1018-3040-5106-5691?print=true>

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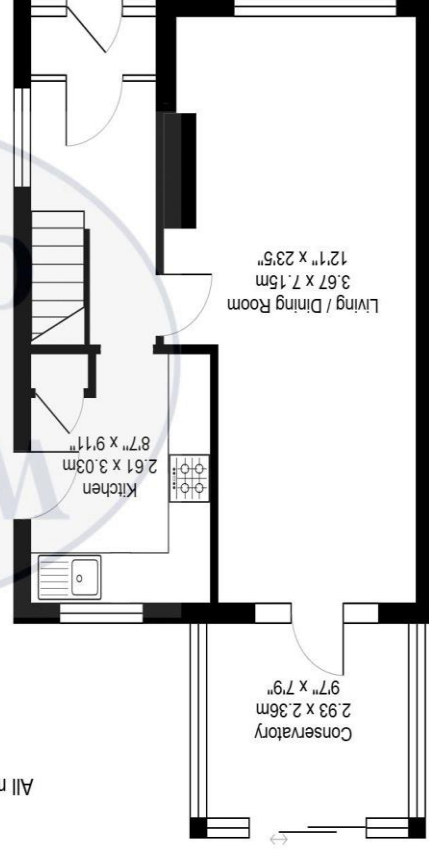
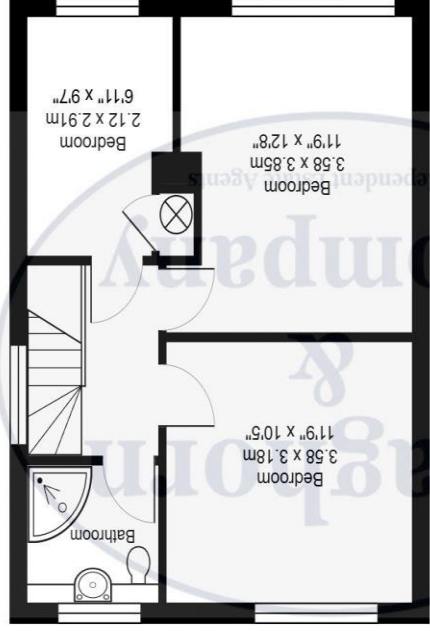
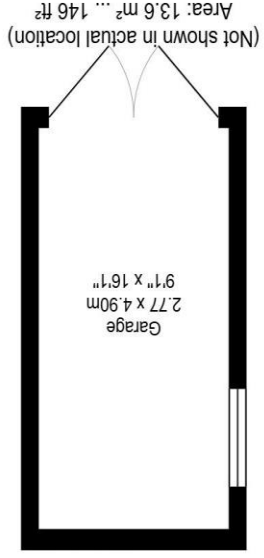
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Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced 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.

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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All measurements are approximate and for display purposes only.

Total Area: 101.5 m<sup>2</sup> ... 1092 ft<sup>2</sup>

