



21 Silverhurst Drive, Tonbridge, Kent, TN10 3QQ

£495,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Three Bedroom Semi-Detached Family Home \* Family Bathroom & Ground Floor Cloakroom \* Driveway & Garage \* No Forward Chain \* Within Walking Distance of Local Shops & Bus Routes \* EPC Rating D / Council Tax Band D - £2,249.48 P.A. \***

Waghorn & Company are proud to offer to the market this wonderful, 3 bedroom semi-detached family home located conveniently for local Schools, shops & bus routes. The property offers good sized accommodation with the added benefits of well kept gardens, ground floor cloakroom, garage and scope for further improvement STPP. An early viewing is highly recommended.

**Entrance**

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

**Entrance Porch**

Double glazed window to front, inset spot lights and door to entrance hall.

**Entrance Hall**

Stairs to first floor landing with under stairs storage cupboard, parquet flooring doors to kitchen, sitting room & cloakroom and radiator.

**Cloak Room**

Double glazed frosted window to front, low level w/c, floating hand wash basin and inset spot lights.

**Sitting Room**

Double glazed window to front, archway to dining room, feature fireplace, 3 wall light points and radiator.

**Dining Room**

Sliding patio door to rear garden and radiator.

**Kitchen**

Double glazed window to rear, stainless steel sink and drainer with cupboard under and a further range of matching base and wall units, ceramic wall tiling, space for free standing cooker and under counter fridge, larder cupboard, space and plumbing for washing machine, wall mounted gas boiler, service hatch to dining room, door to lean to and radiator.

**Lean To**

doors to front & rear with matching side window.

**First Floor Landing**

Double glazed window to side, doors to bedrooms, family bathroom and separate w/c, access to loft.

**Bedroom One**

Double glazed window to front, a selection of fitted wardrobes and radiator.

**Bedroom Two**

Double glazed window to rear, airing cupboard, a selection of fitted wardrobes and radiator.

**Bedroom Three**

Double glazed window to front and radiator.





### Family Bathroom

Double glazed frosted window to rear, panelled bath with mixer taps and hand shower piece, pedestal hand wash basin, ceramic wall tiling and radiator.

### Separate W/C

Double glazed frosted window to side and mid level w/c.

### Rear Garden

To the rear of the property is a crazy paved patio area with the remainder of the garden being laid to lawn with flowered borders housing and array of establish shrubs, plants and bushes, timber summer house and outside water tap.

### Garage

Up and over door to front and window to rear.

### Tenure

Freehold



Energy performance certificate (EPC)																																		
21 Silverhurst Drive TONBRIDGE TN10 5QG	Energy rating <b>D</b>	Valid until: 19 September 2034 Certificate number: 1620-8117-0132-3088-1443																																
Property type	Semi-detached house																																	
Total floor area	87 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="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</a> ).																																		
<b>Energy rating and score</b>																																		
This property's energy rating is D. It has the potential to be B.																																		
See <a href="#">how to improve this property's energy efficiency</a> .																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>48.0</td> <td>61.5</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	48.0	61.5	39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy rating.</p> <p><b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
Score	Energy rating	Current	Potential																															
92+	A																																	
81-91	B																																	
69-80	C																																	
55-68	D	48.0	61.5																															
39-54	E																																	
21-38	F																																	
1-20	G																																	

01732 808542

[sales@waghornandcompany.co.uk](mailto:sales@waghornandcompany.co.uk)

127 High Street, Tonbridge, Kent, TN9 1DH

[www.waghornandcompany.co.uk](http://www.waghornandcompany.co.uk)

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

Waghorn & Company is a trading name of Waghorn & Company Limited Registered in England at the above address Company number 07243982

Details No. 1 TW/JW

All measurements are approximate and for display purposes only.

Total Area: 113.4 m<sup>2</sup> ... 1220 ft<sup>2</sup>

