



25 Orchard Drive, Tonbridge, Kent, TN10 4LT

Guide Price £550,000 -£575,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Bedroom Detached Bungalow * Sitting Room & Dining Room * Driveway & Garage
* Large, Mature Gardens * Conveniently Located For Local Schools, Shops & Bus Routes *
EPC Rating D / Council Tax Band E - £2,749.36 P.A. ***

Waghorn & Company are delighted to offer to the market this immaculately presented, 2 bedroom detached bungalow, conveniently located for local Schools, Shops & bus routes. The property offers spacious accommodation throughout with the added benefits of well manicured gardens to include a woodland area, driveway, garage and scope for further development STPP. An early viewing is highly recommended.

Entrance

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

Entrance Porch

Windows to both sides and part glazed door to entrance hall.

Entrance Hall

Doors to bedrooms, sitting room, bathroom & kitchen, picture rails, access to loft, airing cupboard and radiator.

Bedroom One

Double glazed bay window to front, picture rails & radiator.

Bedroom Two

Double glazed bay window to front, picture rails & radiator.

Sitting Room

Archway to dining room, feature fire with free standing log burner and tiled surround, picture rails and radiator.

Dining Room

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

Bathroom

Double glazed window to rear, panelled bath with mixer taps and shower over, low level w/c, pedestal hand wash basin, ceramic wall tiling and heated towel rail.

Kitchen

Double glazed window to both rear and side, one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, inset 4 ring induction hob with extractor hood over and electric oven under, space for free standing fridge freezer, ceramic wall tiling, larder cupboard, space and plumbing for washing machine, part glazed door to rear garden, wall mounted gas boiler and vertical radiator.





Rear Garden

To the rear of the property is a paved patio area with steps leading down to the remainder of the garden which is laid to lawn with flowered borders housing an array of established shrubs, plants, trees and bushes, outside water tap, additional paved patio area, side pedestrian access via a lean to/utility and door to garage. As you continue down the garden there is a woodland area with timber shed and steps leading down to an additional area of garden providing a secluded forest garden with paved patio area.

Garage

Up and over door to front and door to rear.

Tenure

Freehold

Energy performance certificate (EPC)			
25 Orchard Drive TONBRIDGE TN10 4LT	Energy rating D	Valid until: 7 March 2032	Certificate number: 0070-1206-6202-7210-1700
Property type	Detached bungalow		
Total floor area	76 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

Score	Energy rating	Current	Potential
92-101	A		
81-91	B		
69-80	C		
55-68	D	60 D	85 B
39-54	E		
21-38	F		
1-20	G		

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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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