

\* Attractive 1930's Extended Semi-Detached Family Home \* Ground Floor Bedroom with En-Suite Shower Room \* Detached Garage and Driveway \* Westerly Facing Rear Garden \* Newly Refurbished Kitchen / Breakfast Room \* EPC Rating C / Council Tax Band E - £2,727.46 P.A. \*

Waghorn & Company are proud to offer to the market this attractive, 4 bedroom semi-detached family home situated in a quiet cul-de-sac in the popular Village of Hildenborough which is conveniently located for the favoured local Schools & transport links. The property offers extended accommodation to the ground floor with the added benefits of a detached garage and scope for further development STPP. 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**

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

### **Sitting Room**

Double glazed bay window to front, feature fireplace with electric fire, two wall light points & radiator.

# **Open Plan Living Space**

#### Kitchen / Breakfast Room

Double glazed window to side and door to rear garden, one and a half bowl stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, integrated fridge freezer and dishwasher, halogen hob with extractor hood over, built in electric oven and combination oven/microwave, breakfast bar, built in larder cupboard with space and plumbing for washing machine, inset spotlights, archway through to dining room and radiator.

## **Dining Room**

Sliding patio doors to rear garden, door to bedroom 4 & radiator.

#### **Bedroom Four**

Double glazed window to rear, door to en-suite shower room & radiator.

#### **En-Suite**

Double glazed frosted window to side, shower cubicle with shower over, low level w/c, pedestal hand wash basin, ceramic wall tiling & radiator.

### First Floor Landing

Double glazed window to side, access to loft and doors to bedroom 1, 2, 3, bathroom and separate w/c.

#### **Bedroom One**

Double glazed bay window to front, built in wardrobes, picture rails and radiator.













#### **Bedroom Two**

Double glazed window to rear, built in wardrobes and radiator.

#### **Bedroom Three**

Double glazed window to front, picture rails and radiator.

#### **Bathroom**

Double glazed frosted window to rear, panelled bath with mixer taps and shower over, ceramic wall tiling, pedestal hand wash basin, built in linen cupboard and radiator.

## Separate W/C

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

#### Rear Garden

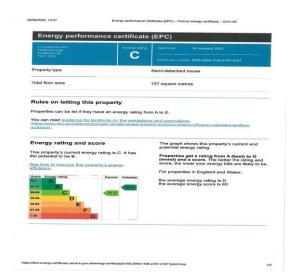
To the rear of the property is a brick paved patio area with steps leading down to the remainder of the garden which is mainly laid to lawn with flowered borders housing an array of mature shrubs, plants, bushed and trees, access to garage, side pedestrian access and outside water tap.

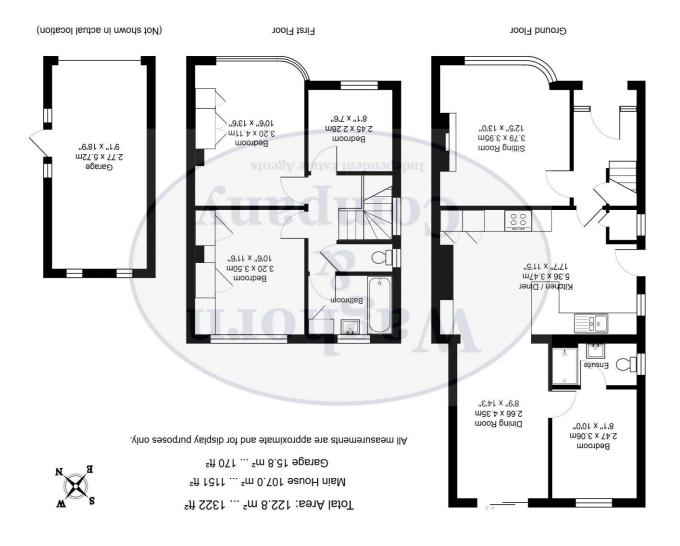
# **Detached Garage**

Up and over door to front, window to rear, door to side with matching side windows, power and lighting.

### **Tenure**

Freehold





Wt\WT 1 .oN slist9U

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 grain 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