



11 Oaklands Way, Hildenborough, Tonbridge, Kent, TN11 9DA

£600,000

**Waghorn
&
Company**

Independent Estate Agents

*** 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, bushes 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



2306/2025, 13/27 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
11 Cavendish Way Tonbridge TN11 3AA	Energy rating C	Valid until: 19 January 2033 Certificate number: 8180-2059-1190-2787-2161
Property type	Semi-detached house	
Total floor area	107 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-rates-rated-property-minimum-energy-efficiency-standard-landlord-guidance).		
Energy rating and score		
This property's current energy rating is C. 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
92-101	A	
81-91	B	
69-80	C	69
55-68	D	
39-54	E	
21-38	F	
1-20	G	

https://find-energy-certificates.service.gov.uk/energy-certificates/8180-2059-1190-2787-2161?utm_source=...

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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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