



15 Guestwick, Tonbridge, Kent, TN10 4HU

Guide Price £625,000 - £650,000

**Waghorn
&
Company**

Independent Estate Agents

*** 4/5 Bedroom Semi-Detached Family Home * Family Bathroom & Ground Floor Bathroom * Open Plan Living Space * Home Office & Utility Room * Popular Residential Area * EPC Rating D / Council Tax Band D - £2,356.17 P.A. ***

WOW! This recently converted 4/5 bedroom semi-detached family home has been renovated and extended to an extremely high standard! The property is deceptively spacious throughout offering extended, versatile ground floor accommodation to include an open plan living area to the rear which is perfect for entertaining with the added benefits of a detached home office, utility room, 2 full sized family bathrooms and a favourable, residential location with easy access to local Schools, Shops & Bus Routes. An early viewing is highly recommended to avoid disappointment.

Front Garden

The front of the property offers a brick paved driveway providing off road parking for multiple vehicles and side pedestrian access.

Entrance

Access is via a composite front entrance door, leading to entrance hall.

Entrance Hall

Double glazed window to front, doors to kitchen, bathroom, bedroom 4 & family room, stairs to first floor landing, built in storage cupboard and radiator.

Bathroom 5' 0" x 6' 0" (1.52m x 1.83m)

Double glazed frosted window to side, panelled bath with mixer taps and hand shower piece, hand wash basin set within vanity unit, low level w/c with concealed cistern, ceramic wall tiling, tiled flooring, extractor fan, fitted wall mirror and heated towel rail.

Family Room 13' 0" x 10' 0" (3.96m x 3.05m)

Double glazed window to front, under stairs storage cupboard and radiator.

Bedroom Four 9' 0" x 8' 10" (2.74m x 2.69m)

Double glazed window to front and radiator.

Kitchen 15' 0" x 10' 0" (4.57m x 3.05m)

Sink set within central island with cupboards under and a further range of matching base and wall units, integrated dish washer, fridge freezer, microwave and oven, inset four ring induction hob with extractor hood over, ceramic wall tiling, tiled flooring, inset spot lights, double doors to sitting room, opening to dining area and radiator.

Dining Area 9' 4" x 9' 10" (2.85m x 3.00m)

Double glazed window to side and inset spot lights.

Sitting Room 17' 10" x 15' 10" (5.43m x 4.82m)

Double glazed window to rear, Patio doors to rear garden, inset spot lights, feature fire and radiator.

First Floor Landing

Doors to bedroom 1, 2 & 3, glass balustrade, inset spot lights and door to family bathroom.

Bedroom One 9' 11" x 15' 4" (3.02m x 4.67m)

Dual aspect, double glazed windows to side and front, access to loft space and radiator.





Bedroom Two 9' 3" x 12' 0" (2.82m x 3.65m)
Double glazed window to front and radiator.

Bedroom Three 10' 0" x 8' 0" (3.05m x 2.44m)
Double glazed window to rear and radiator.

Family Bathroom 9' 8" x 9' 11" (2.94m x 3.02m) excluding
shower cubicle

Double glazed frosted window to rear, free standing bath with central mixer tap and hand shower piece, ceramic wall tiling, low level w/c, tiled flooring, floating hand wash basin set within vanity unit with mirrored vanity unit over, double shower cubicle with rainfall shower head over and additional hand shower piece, inset TV, door to boiler cupboard and heated towel rail.



Rear Garden

To the rear of the property is an Indian stone patio area with the remainder of the garden being laid to lawn with flowered borders housing an array of established shrubs, plants and bushes, there is a further artificial lawn area to the rear of the garden which is partitioned with a picket fence, side pedestrian access, outside water tap, doors to utility room, shed and home office.

Tenure

Freehold

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Energy performance certificate (EPC)

10 CUSTWICK TOWNHALL	Energy rating	D
7H10 4HJ	Valid until	28 September 2020
	Certificate number	6614-1150-7002-0121-4992

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK 29/11/2022, 11:35

Energy performance certificate (EPC)

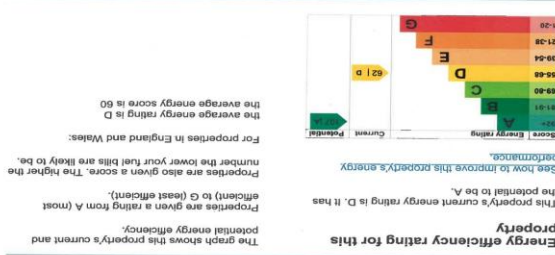
Property type: Semi-detached bungalow

Total floor area: 91 square metres

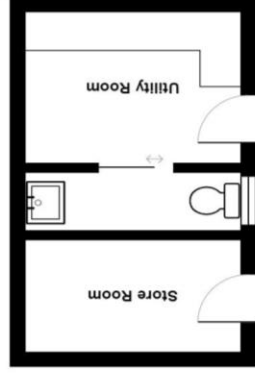
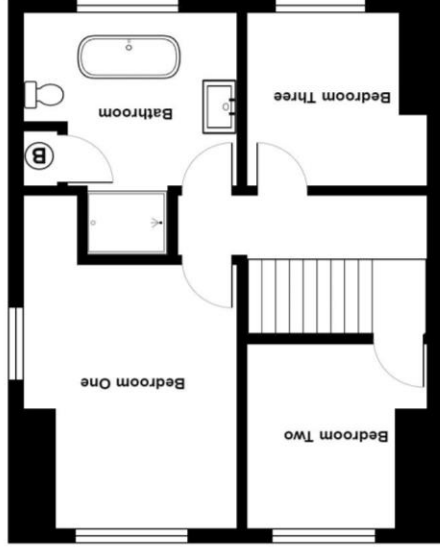
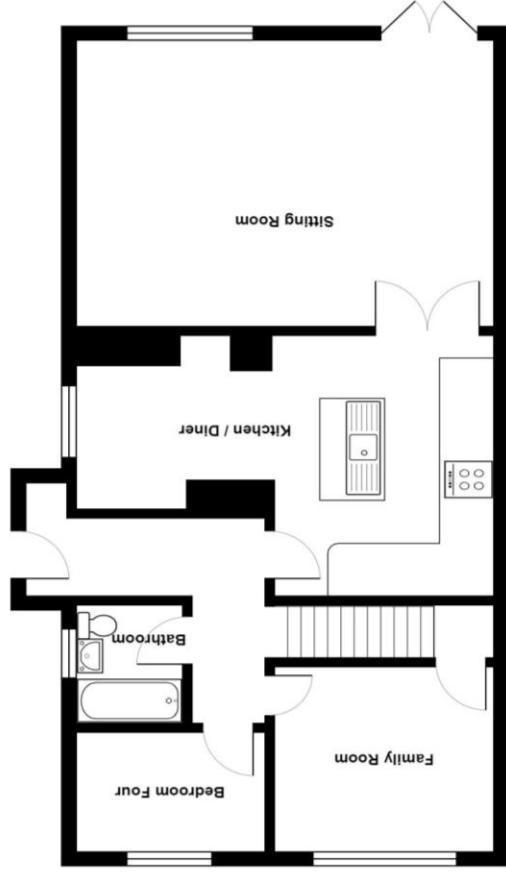
Rules on letting this property

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/landlords-and-tenants-energy-efficiency-standard-landlords>.



This Floorplan is not to scale and for illustration purposes only. All measurements are approximate.



Details No. 1 TW/JW

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