



10 Brookmead, Hildenborough, Tonbridge, Kent, TN11 9DJ

Guide Price £400,000 - £425,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Bedroom Detached Bungalow * Scope For Further Development STPP * Popular Residential Area Within Walking Distance Of Stock Green Primary School * Driveway * No Forward Chain * EPC Rating E / Council Tax Band D - £2,337.81 PA ***

Waghorn & Company are delighted to offer to the market this 2 bedroom detached bungalow situated in the heart of the popular Village of Hildenborough, within walking distance of the favoured Stocks Green Primary School. The property is in need of modernisation throughout with scope for further improvement STPP and the added benefits of a corner plot and no forward chain. An early viewing is highly recommended.

Entrance

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

Entrance Hall

Doors to bedrooms, sitting room, kitchen, shower room and linen cupboard, access to loft, picture rails and radiator.

Bedroom One

Double glazed window to rear, picture rails and radiator.

Bedroom Two

Double glazed window to front, picture rails and radiator.

Shower Room

Double glazed frosted window to front, low level w/c, pedestal hand wash basin, shower cubicle with electric power shower, ceramic wall tiling, tiled flooring and radiator.

Sitting Room

Patio doors to rear garden with matching side window, feature fireplace, picture rails and radiator.

Kitchen

Double glazed window to front, one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, space and plumbing for washing machine and dish washer, space for under counter fridge and freezer, inset 4 ring electric hob with oven under and extractor hood over, wall mounted gas boiler and door to carp port.





Carport

Gate to front, outside water tap and access to rear garden.

Rear Garden

To the rear of the property is a block paved patio area with the remainder of the garden being mainly laid to lawn with flowered borders housing an array of established shrubs, side pedestrian access and timber shed.

Tenure

Freehold

Energy performance certificate (EPC)

10 Brookmead Hildenborough TONBRIDGE TN11 9DZ	Energy rating E	Valid until: 17 December 2034 Certificate number: 8317-7134-6002-0192-6592
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Property type	Detached bungalow
Total floor area	71 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 E. It has the potential to be C.

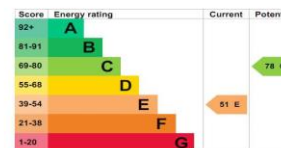
[See how to improve this property's energy efficiency.](#)

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

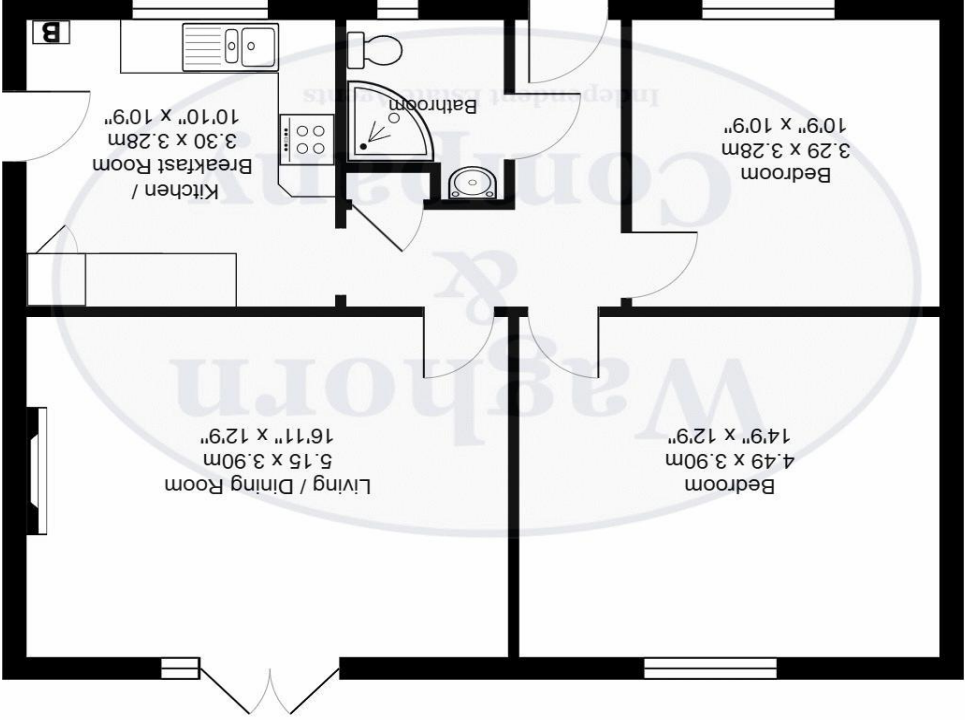


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Total Area: 71.3 m² ... 767 ft²

All measurements are approximate and for display purposes only.

Ground Floor

Details No. 1 TW/JW

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

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