



8 Greentrees Avenue, Tonbridge, Kent, TN10 4ND

£425,000

**Waghorn  
&  
Company**

Independent Estate Agents



**\* Two Bedroom Semi-Detached Bungalow \* No Forward Chain \* Scope For Further Improvement STPP \* Convenient, Residential Location \* Driveway & Garage \* EPC Rating C / Council Tax Band D £2,356.17 P.A. \***

Waghorn and Company are proud to offer to the market this wonderful two bedroom semi detached bungalow, located in the sought after Greentrees Avenue in Tonbridge. The property is conveniently located for local Schools, shops & bus routes and offers salient features to include no forward chain, a good size rear garden, garage and scope for further improvement (STPP). An early viewing is highly recommended.

**Front Garden**

To the front of the property is a driveway and block paved path leading to front entrance, with the remainder of the garden being mainly laid to shingle with an impressive pampas grass bush.

**Entrance**

Access is via a solid wood entrance door with inset frosted glass panel, leading to entrance hall.

**Entrance Hall**

Doors to lounge, kitchen, bedrooms and bathroom, access to loft, airing cupboard and radiator.

**Lounge**

Double glazed leaded light bay window to front, feature fireplace and radiator.

**Kitchen**

Double glazed windows to both side and rear, double glazed frosted door leading to lobby, stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, space for freestanding gas cooker and fridge/ freezer, space and plumbing for washing machine, wall mounted gas boiler and radiator.

**Lobby**

Double glazed patio door to rear garden and door to garage.

**Bedroom One**

Double glazed leaded light bay window to front, a selection of fitted wardrobes incorporating a vanity unit with fitted mirror and radiator.

**Bedroom Two**

Glazed door to rear garden with leaded light side windows, a selection of fitted wardrobes and radiator.

**Bathroom**

Frosted window to rear, panelled bath with mixer taps, low level W/C, pedestal hand wash basin and wall mounted electric heater.

**Rear Garden**

To the rear of the property is a raised patio area with steps leading to the remainder of the garden which is laid to lawn. There is a door to the lean-to/garden room, outside water tap, greenhouse and timber shed.

**Lean-to/Garden Room**

Single glazed with power and lighting.





## Garage

Up and over door to front, door to rear and lighting.

## Tenure

Freehold



### Energy performance certificate (EPC)

|  |                           |   |
|--|---------------------------|---|
| 8 Greentrees Avenue<br>TONBRIDGE<br>TN10 4ND | Energy rating<br><b>C</b> | Valid until: 17 December 2034<br>Certificate number: 2170-2512-1040-7198-3691 |
|--|---------------------------|---|

|                  |                        |
|------------------|------------------------|
| Property type    | Semi-detached bungalow |
| Total floor area | 68 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 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



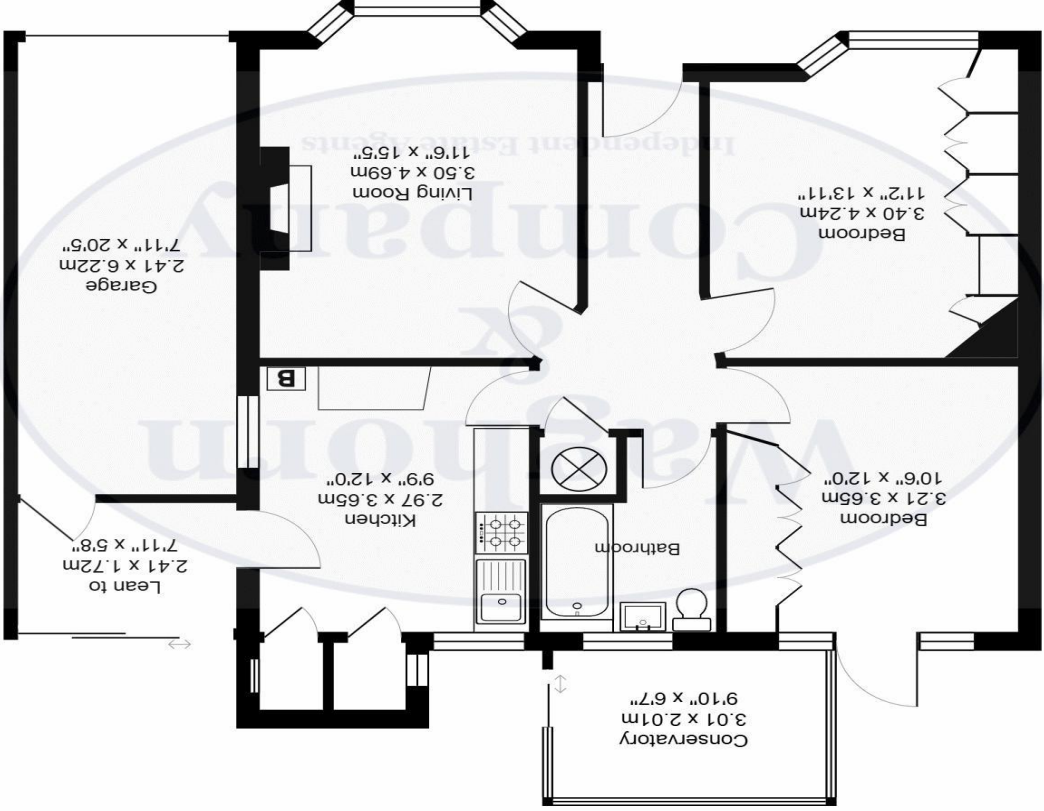
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Ground Floor

Total Area: 96.7 m<sup>2</sup> ... 1041 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

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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