



13 Royal Avenue, Tonbridge, Kent, TN9 2DA

£580,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bedroom Semi Detached Family Home * Open Plan Kitchen / Diner * Ground Floor Cloakroom and Family Bathroom * Utility Area * Off Road Parking * EPC Rating C / Council Tax Band D - £2,249.48 P.A. ***

Waghorn and Company are delighted to be the selling agents for this wonderful and beautifully presented family home, which has been extended to provide spacious accommodation, with bi-fold doors leading from the renovated, open plan kitchen / diner to provide a lovely aspect over the rear garden. This property is conveniently located for for Tonbridge Town Centre and Mainline Station and additional salient features of this property include off road parking, utility area, ground floor cloakroom. An early viewing is highly recommended.

Entrance

Access is via a brick paved driveway and canopied entrance porch with solid wooden entrance door with stained glass insert, leading to entrance hall.

Entrance Hall

Double glazed window to front with fitted wooden shutters, Velux roof light, doorway to utility, door to cloakroom, stairs to first floor landing and radiator.

Utility Area

Double glazed door leading to rear garden, worktop with a selection of drawers and wall units under, space and plumbing for washing machine and self condensing tumble dryer, wall mounted gas boiler, inset spot lights, door to kitchen and radiator.

Cloakroom

Low level W/C, corner hand wash basin, extractor fan and inset spotlights.

Sitting Room 15' 3" x 13' 8" (4.64m x 4.16m)

Double glazed square bay window to front, wood flooring, feature fireplace with inset log burner, tiled hearth and floating oak timber mantle, door to kitchen/diner, picture rails and radiator.

Kitchen/Diner 19' 3" x 16' 3" (5.86m x 4.95m)

One and a half bowl stainless steel sink and drainer set within Corian worktops with matching base and wall units, space for freestanding range cooker, integrated fridge/freezer and dishwasher, three Velux roof windows, dual larder cupboards, understairs storage cupboard, bifold doors leading to rear garden and two radiators.

First Floor Landing

Double glazed window to side, doors to bedrooms & family bathroom and access to loft.

Bedroom 1 9' 9" x 12' 6" (2.97m x 3.81m)

Double glazed window to front with fitted wooden shutters, picture rails and radiator.

Bedroom 2 9' 9" x 10' 1" (2.97m x 3.07m)

Double glazed window to rear with fitted shutters and radiator.

Bedroom 3 7' 3" x 8' 9" (2.21m x 2.66m)

Double glazed window to front fitted wooden shutters, picture rails and radiator.





Family Bathroom

Double glazed frosted window to rear, pedestal hand wash basin, P shaped bath with curved glass shower screen, power shower with waterfall shower head and additional hand shower piece, low level W/C, ceramic wall tiling and heated towel rail.

Rear Garden

To the rear of the property is a raised decked patio area with steps and balustrades leading down to the remainder of the garden which is mainly laid to lawn with a selection of shrubs, plants and trees, outside water tap and lighting, greenhouse and raised vegetable planters, timber shed and home office.

Timber Shed 10' 3" x 8' 7" (3.12m x 2.61m)

Window to side and lighting.

Home Office 9' 8" x 6' 5" (2.94m x 1.95m)

Window to front, power and lighting.

Tenure

Freehold

Energy performance certificate (EPC)

13, Royal Avenue TONBRIDGE TN9 2DA	Energy rating C	Valid until:	1 March 2019
		Certificate number:	8286-7426-4822-2086-7763

Property type	Semi-detached house
Total floor area	102 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.](#)

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current	Potential
72 C	81 B

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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