

# \* 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 pluming 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.

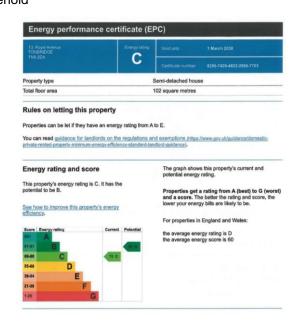
#### Rear Garden

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





Wt\WT 1 .oN slisted

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.

Waghorn & Company is a trading name of Waghorn & Company Limited Registered in England at the above address Company number 07243982