



56 Bishops Oak Ride, Tonbridge, Kent, TN10 3PB

£350,000

**Waghorn  
&  
Company**

Independent Estate Agents



**\* Three Bedroom Semi Detached Family Home \* Off Road Parking \* Conveniently Located For Local Amenities \* Scope For Further Improvement (STPP) \* No Forward Chain \* EPC Rating: D / Council Tax Band: £1,999.53 \***

Waghorn and Company are proud to present to the market this wonderful, three bedroom, semi detached family home, conveniently located for local amenities and bus routes. The property offers good size family accommodation, off road parking, scope for further improvement (STPP) and no forward chain! An early viewing is highly recommended.

**Front Garden**

Brick paved driveway with path leading to front door and side pedestrian access, the remainder of the garden is mainly laid to lawn.

**Entrance**

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

**Entrance Hall**

Doors to kitchen and living room, under stairs storage, wall mounted gas boiler and radiator.

**Living Room**

Double glazed window to front, door to dining room, electric feature fireplace and radiator.

**Kitchen**

Double glazed door to lean-to, double glazed window to side, window into lean to, door to dining room, stainless steel sink and drainer with cupboard under and a further range of matching base and wall units, integrated fridge, built in electric Neff oven, inset induction hob, space and plumbing for washing machine.

**Dining Room**

Double glazed sliding patio door to lean-to, door to living room and heated chrome towel rail.

**Lean To**

Door to side return, doors to brick built storage room and storage cupboard, windows to rear and frosted door to rear garden.

**Storage Room**

Space for vented tumble dryer.

**First Floor Landing**

Double glazed window to side, doors to W/C, shower room, bedrooms and access to loft.

**Bedroom 1**

Double glazed window to front, storage cupboard and radiator.

**Bedroom 2**

Double glazed window to rear, storage cupboard and radiator.

**Bedroom 3**

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





### Separate W/C

Double glazed window to side, low level W/C and ceramic wall tiling.

### Shower Room

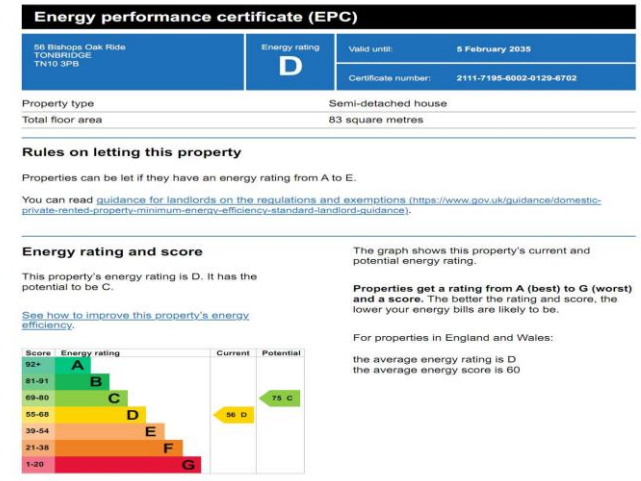
Double glazed window to rear, floating hand wash basin, MIRA electric shower, heated chrome towel rail and wall mounted electric heater.

### Rear Garden

To the rear of the property is a paved patio area with path leading to a flowered border at the rear of the garden housing an array of shrubs and plants, the remainder of the property is mainly laid to lawn, and built up pond.

### Tenure

Freehold



01732 808542

[sales@waghornandcompany.co.uk](mailto:sales@waghornandcompany.co.uk)

127 High Street, Tonbridge, Kent, TN9 1DH

[www.waghornandcompany.co.uk](http://www.waghornandcompany.co.uk)

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

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

