



3 Garden Mews, Garden Road, Tonbridge, Kent, TN9 1PT

£465,000

**Waghorn  
&  
Company**

Independent Estate Agents



**\* Three Bedroom Semi-Detached Family Home \* Study \* Open Plan Living Space \* Off Road Parking for Two Cars & Electric Car Charger \* Two bathrooms \* EPC Rating C / Council Tax Band D - £2,356.17 \***

Waghorn and Company are proud to offer to the market this wonderful three bedroom family home, conveniently located for the Town Centre, local Schools and mainline Station. The property has the added benefits of two bathrooms, study and off road parking to the front for two cars. An early viewing is highly recommended.

**Front**

Brick paved driveway leading to double glazed entrance door.

**Entrance Hall**

Double glazed frosted window to side, double glazed window to front, understairs storage cupboard and radiator. Stairs to first floor landing and doors to cloakroom and open plan kitchen/dining and living area.

**Cloakroom**

Double glazed frosted window to front, hand wash basin with vanity unit under, w/c with enclosed cistern, extractor fan, and radiator.

**Open Plan Kitchen/Dining and Living Area**

**Kitchen**

Stainless steel sink and drainer set within wooden worktop, with cupboards under and a further range of matching base and wall units, electric four ring hob with extractor over and electric oven under, integrated fridge freezer, integrated dishwasher and wooden flooring.

**Dining area**

Double glazed window to side, wooden flooring and radiator.

**Living Room**

Double glazed French patio doors with matching side windows leading to rear garden, wooden flooring and radiator.

**Courtyard Garden**

Stone patio area with the remainder of the garden laid to artificial grass.

**First Floor Landing**

Double glazed frosted window to side, understairs storage cupboard and radiator. Doors to Bedrooms and bathroom.

**Bedroom 1**

Double glazed window to front, laid to carpet, fitted wardrobes and radiator.

**Family Bathroom**

Enclosed shower cubicle with waterfall shower head, panelled bath with shower attachment, hand wash basin set within vanity unit, low level w/c with enclosed cistern, extractor fan, ceramic tiling wall mounted modern LED lit mirror and chrome heated towel rail.





### Bedroom 3

Double glazed window to side, laid to carpet and radiator.

### Second Floor Landing

Double glazed frosted window to side and skylight. Doors to Study, bedroom and bathroom.

### Bedroom 2

Double glazed window to front, laid to carpet and radiator.

### Bathroom

Skylight, shower cubicle with waterfall shower head, hand wash basin set within vanity unit with storage cupboard under, low level w/c with concealed cistern, ceramic tiled flooring, extractor fan, shaver socket, wall mounted modern LED lit mirror and chrome heated towel rail.

### Study

Double glazed window to back, large storage cupboard housing boiler, with space and plumbing for washing machine and tumble dryer.

### Tenure

Freehold

Energy performance certificate (EPC)																						
3 Garden Mews Garden Road TONBRIDGE TN9 1PT	Energy rating <b>C</b>	Valid until: 13 February 2025 Certificate number: 6300-4305-2002-1902-1006																				
Property type	Semi-detached house																					
Total floor area	102 square metres																					
<b>Rules on letting this property</b>																						
Properties can be let if they have an energy rating from A to E.																						
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)</a> .																						
<b>Energy rating and score</b>																						
This property's energy rating is C. It has the potential to be B.																						
<a href="#">See how to improve this property's energy efficiency.</a>																						
<table><tr><th>Score</th><th>Energy rating</th></tr><tr><td>92+</td><td>A</td></tr><tr><td>81-91</td><td>B</td></tr><tr><td>69-80</td><td>C</td></tr><tr><td>55-68</td><td>D</td></tr><tr><td>39-54</td><td>E</td></tr><tr><td>21-38</td><td>F</td></tr><tr><td>1-20</td><td>G</td></tr></table>		Score	Energy rating	92+	A	81-91	B	69-80	C	55-68	D	39-54	E	21-38	F	1-20	G	<table><tr><th>Current</th><th>Potential</th></tr><tr><td>78 C</td><td>85 B</td></tr></table>	Current	Potential	78 C	85 B
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The graph shows this property's current and potential energy rating.																						
<b>Properties get a rating from A (best) to G (worst) and a score.</b> 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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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.

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