



11 Reynolds Close, Tonbridge, Kent, TN10 4AT

Guide Price £325,000 - £350,000

**Waghorn  
&  
Company**

Independent Estate Agents



**\* Two Bedroom Semi Detached Family Home \* Front and Rear Gardens \* Potential to Improve/Extend (Subject To Planning Permission) \* Outdoor Storage \* Conveniently Located for Woodlands School \* EPC Rating D / Council Tax Band C £2,094.37 \***

Waghorn and company are delighted to offer to the market this two bedroom semi detached family home conveniently located for the favoured Primary Schools, bus routes and local amenities. The property offers good size accommodation and has the added benefits of two double bedrooms, front and rear gardens and outside storage. An early viewing is highly recommended .

**Front Garden**

The front garden is mainly laid to lawn with flowered borders.

**Entrance**

Access is via a pathway leading to double glazed front entrance door.

**Entrance Hall**

Stairs leading to first floor and radiator, Doors leading to kitchen and lounge/dining room.

**Lounge/Dining Room** 22' 0" x 9' 6" (6.70m x 2.89m)

Double glazed window to front, double glazed French doors leading to rear garden and two radiators,

**Kitchen** 10' 0" x 7' 9" (3.05m x 2.36m)

Double glazed window to side, door leading to covered rear patio, single stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, integrated electric oven, halogen hob with extractor hood over, integrated fridge freezer, space and plumbing for washing machine, wall mounted gas boiler servicing domestic hot water and central heating systems and radiator.

**First Floor Landing**

Double glazed window to side, doors to bedrooms and family bathroom, airing cupboard and radiator. Access to loft.

**Bedroom 1** 14' 3" x 8' 0" (4.34m x 2.44m)

Two Double glazed windows to front, built in storage cupboard, built in sliding door wardrobe and radiator.

**Bedroom 2** 9' 0" x 10' 0" (2.74m x 3.05m)

Double glazed window to rear, built in storage cupboards and radiator.

**Family Bathroom** 5' 0" x 6' 7" (1.52m x 2.01m)

Double glazed frosted window to rear, panelled bath with electric shower over, pedestal wash hand basin, low level w/c, ceramic wall tiling and radiator.

**Rear Garden**

To the rear of the property are two brick storage sheds, stone patio area with the remainder of the garden being mainly laid to lawn with flowered borders housing an array of established shrubs, plants and bushes, stone path leading to rear access.

**Tenure**

Freehold





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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

### Energy performance certificate (EPC)

11 Reynolds Close TONBRIDGE TN10 4AT	Energy rating <b>D</b>	Valid until 21 November 2033
		Certificate number 2612-0718-5242-3211-1682

Property type  
Semi-detached house

Total floor area  
67 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 D. It has the potential to be C.

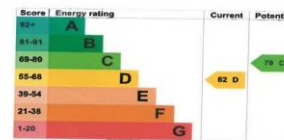
[See how to improve this property's energy efficiency.](#)

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



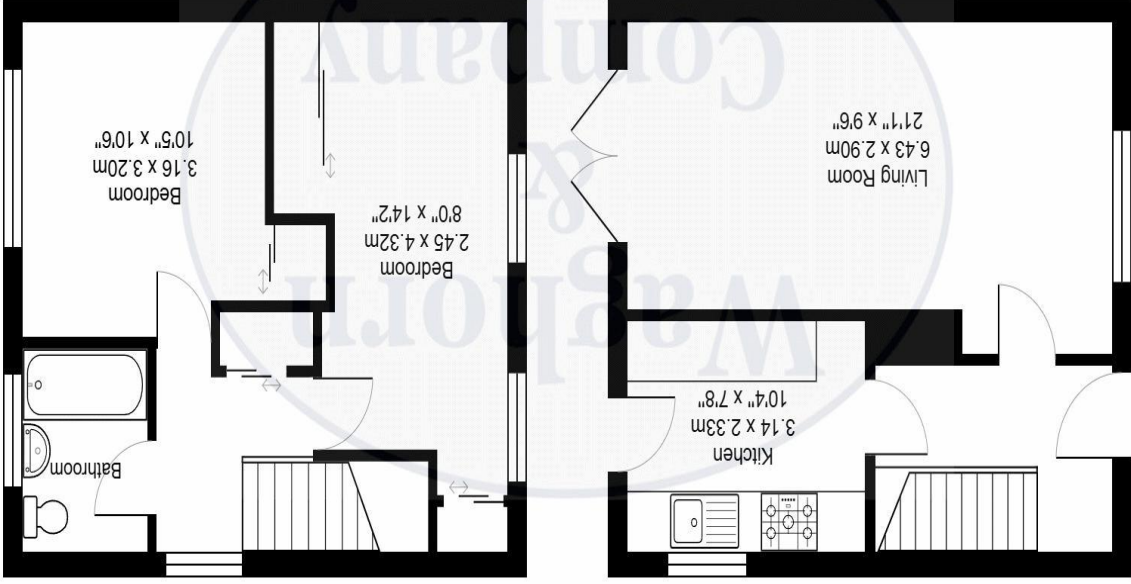
<https://find-energy-certificate.service.gov.uk/energy-certificate/2612-0718-5242-3211-1682?private=true>

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Ground Floor  
Area: 32.2 m<sup>2</sup> ... 347 ft<sup>2</sup>

First Floor  
Area: 32.2 m<sup>2</sup> ... 347 ft<sup>2</sup>

Total Area: 64.5 m<sup>2</sup> ... 694 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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