



43 Nortons Way, Five Oak Green, Tonbridge, Kent, TN12 6TB

Offers in the Region Of £445,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bedroom Semi-Detached Family Home * Sitting Room & Study/Family Room * Kitchen/Diner * Popular Village Location * Driveway * EPC Rating D / Council Tax Band D - £2,341.59 P.A ***

Waghorn & Company are delighted to offer for sale this deceptively spacious, 3 bedroom semi-detached family home in the popular Village of Five Oak Green. The property offers versatile, extended accommodation throughout with the added benefits of a driveway, study and 2 large storage sheds with power and lighting. An early viewing is highly recommended to avoid disappointment.

Entrance

Access via a part glazed entrance door leading to entrance porch.

Entrance Porch

Double glazed window to side, door to entrance hall & tiled flooring.

Entrance Hall

has a selection of fitted cupboards tiled flooring a door to study and door to inner hall.

Study

Double glazed window to front, arch way to storage room & radiator.

Inner Hall

Stairs to first floor landing, archway to kitchen and door to sitting room.

Sitting Room

Double glazed window to rear, patio door to garden, feature fireplace & radiator.

Kitchen/Diner

Kitchen: Double glazed window to front, sink and drainer with cupboard under and a further range of matching base and wall units, ceramic wall tilling, inset 4 ring gas hob with extractor hood over and electric oven under and space for washing machine. Dining area: Patio doors to rear garden, space for fridge freezer and radiator.

First Floor Landing

Access to loft, doors to bedrooms & family bathroom, airing cupboard, built in linen cupboard, inset spotlights and radiator.

Bedroom 1

Two double glazed windows to front, a selection of fitted wardrobes, access to loft & radiator.

Bedroom 2

Two double glazed windows to rear, inset spot lights and radiator.

Bedroom 3

Double glazed window to rear and radiator.





Bathroom

Two double glazed frosted windows to front, panelled bath with mixer taps and rainfall shower head over with 2 additional hand shower pieces, ceramic wall tiling, extractor fan, low level w/c with concealed cistern, hand wash basin set within vanity unit, fitted wall mirror & heated towel rail.

Rear Garden

To the rear of the property is a decked patio area with pergola, the remainder of the garden is mainly laid to lawn with flower borders housing array of established shrubs & plants, there is a further patio area to the side with pergola, side pedestrian access, timber storage shed, timber shed with power and lighting & brick built storage with power and lighting.

Tenure

Freehold

22/11/2023, 09:45

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

Energy performance certificate (EPC)

43, Nortons Way Five Oak Green TONBRIDGE TN12 6TB	Energy rating D	Valid until: 2 January 2025 Certificate number: 9913-2890-7721-9973-6995
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Property type	Semi-detached house
Total floor area	98 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 current energy rating is D. It has the potential to be B.

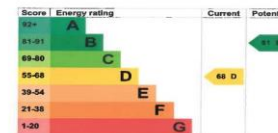
See [how to improve this property's energy efficiency](#).

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/9913-2890-7721-9973-6995?print=true>

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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.

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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