



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

Offers in the Region Of £445 000

**Waghorn
&
Company**

Independent Estate Agents

*** NO FORWARD CHAIN 3/4 Bedroom Semi- Detached Family Home * Open Plan Lounge/Diner * Utility Room & Ground Floor Cloakroom * Ground Floor Bedroom/Family Room * Popular Village Location * EPC Rating D / Council Tax Band D - £2,341.59 P.A ***

Waghorn & Company are delighted to offer for sale this deceptively spacious, 3/4 bedroom semi-detached family home in the popular Village of Five Oak Green. The property offers versatile, extended accommodation to the ground floor with the added benefits of a driveway, garage, utility room, and ground floor cloakroom. An early viewing is highly recommended to avoid disappointment.

Entrance

Access is via a canopied entrance with part glazed door and matching side window, leading to entrance hall.

Entrance Hall

Stairs to first floor landing, radiator and doors to kitchen/breakfast room & lounge/diner.

Kitchen/Breakfast Room

Two Double glazed windows to front, sink and drainer set within worktop with cupboard under and a further range of matching base and wall units, space for free standing American style fridge freezer, breakfast bar, under stairs storage cupboard, wall mounted gas boiler, inset 4 ring gas hob with extractor hood over, built in electric oven and microwave oven, space and plumbing for dish washer, ceramic wall tiling, door to lounge/diner and radiator.

Lounge/Diner

Double glazed window to rear, sliding patio doors to rear garden, door to utility room and radiator.

Utility Room

Double glazed window to side, doors to bedroom 4/family room, cloakroom & garage, tiled flooring, space and plumbing for both washing machine and tumble dryer, wall mounted cupboards, part glazed door to rear garden and radiator.

Cloakroom

Shar light window to rear, low level w/c with concealed cistern, floating hand wash basin with splash back tiling, tiled flooring and extractor fan.

Bedroom 4/Family Room

Dual aspect, double glazed windows to both rear and side, tiled flooring and radiator.

Garage

Up and over door to front, power and lighting.

First Floor Landing

Doors to bedrooms and family bathroom, access to loft and radiator.

Bedroom One

Double glazed window to rear and radiator.

Bedroom Two

Double glazed window to front, built in, bulk head storage cupboard and radiator.





Bedroom Three

Double glazed window to rear and radiator.

Family Bathroom

Two double glazed, frosted windows to front, panelled bath with central mixer taps and hand shower piece, low level w/c, hand wash basin set within vanity unit, ceramic wall tiling, shower cubicle, inset spot lights, tiled flooring, extractor fan and heated towel rail.

Rear Garden

To the rear of the property is a raised, decked patio area with step down to a further paved patio area. The remainder of the garden is mainly laid to lawn with flowered borders housing an array of established shrubs, plants, bushes and trees, 2 timber sheds and outside power socket.

Tenure

Freehold



3/15/24, 2:42 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
41 Norrtons Way Five Oak Green TONBRIDGE TN12 6TB	Energy rating D	Valid until 26 April 2033	Certificate number 2451-5901-9511-1531-1291
Property type Semi-detached house		Total floor area 100 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://find-energy-certificate.service.gov.uk/energy-certificate/2451-5901-9511-1531-1291?print=true			

1/4

01732 808542

sales@waghornandcompany.co.uk

127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk

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

