



40 Brindles Field, Tonbridge, Kent, TN9 2YS

£425,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Double Bedrooms * Semi Detached * Off Road Parking and Garage * Convenient Location * South Facing Rear Garden * EPC Rating C / Council Tax Band D - £2,356.17 PA ***

Waghorn & Company are delighted to offer to the market this beautifully presented 2 bedroom semi detached family home located in a quite Cul-de-Sac in South Tonbridge. The property offers spacious accommodation and the added benefit of off road parking & garage. An early viewing is highly recommended to avoid disappointment.

Front

To the front of the property is a driveway with the remainder mainly laid to lawn and step leading to front entrance door leading into living room.

Living Room 17' 0" x 12' 0" (5.18m x 3.65m)

Double glazed windows to front, feature electric fireplace, stairs to first floor landing, under stairs storage cupboard door to kitchen

First Floor Landing

doors to bedrooms, bathroom and access to loft.

Bedroom 1 11' 9" x 10' 0" (3.58m x 3.05m) (Excluding depth of wardrobes)

Two double glazed windows to front, selection of fitted wardrobes and bench seat with drawers and radiator.

Bathroom 3' 11" x 9' 1" (1.19m x 2.77m)

Double glazed frosted window to side, panelled bath with mixer taps and additional hand shower piece, power shower over, low level W/C, hand wash basin set within vanity unit with additional storage cupboard, airing cupboard housing boiler and water tank, ceramic wall tiling and radiator.

Bedroom 2 8' 4" x 12' 1" (2.54m x 3.68m)

Double glazed window to rear and radiator.

Kitchen 8' 1" x 12' 0" (2.46m x 3.65m)

Double glazed window to rear, part glazed door leading to rear garden, single stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, integrated dishwasher, space and plumbing for washing machine, inset gas hob with electric oven under and extractor fan over, space for freestanding fridge freezer and ceramic wall tiling.

Rear Garden

To the rear of the property is a tiered garden, with a paved patio area and steps leading up to the first tier which is mainly laid to lawn with a raised bed housing an array of shrubs and plants and further steps leading to the second tier and remainder of the garden, which is mainly laid to lawn, door to garage and outside water tap.

Garage 17' 5" x 7' 10" (5.30m x 2.39m)

Metal up and over door to front, power and lighting.

Tenure

Freehold





Energy performance certificate (EPC)

40 Bordesley Field TONBRIDGE TN9 2YS	Energy rating C	Valid until 17 May 2032
		Certificate number 0330-2907-3150-2392-6641

Property type
Semi-detached house

Total floor area
63 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>).

Energy rating and score

This property's energy rating is C. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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All measurements are approximate and for display purposes only.

Total Area: 76.1 m² ... 819 ft²

