



29 Greentrees Avenue, Tonbridge, Kent, TN10 4NE

£455,000

**Waghorn
&
Company**

Independent Estate Agents

*** No Onward Chain * Two Bedroom Semi Detached Bungalow * Detached Garage * Off Road Parking * Sought After Area * EPC Rating C / Council Tax Band D - £2,249.48P.A. ***

Waghorn and Company are proud to be appointed selling agents for this wonderful semi detached bungalow located in the sought after Greentrees Avenue in Tonbridge. The property is well presented and offers good size accommodation throughout and has the added benefits of a driveway, detached garage and front and rear gardens. An early viewing is Highly recommended.

Entrance

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

Entrance Hall

Access to loft, airing cupboard, tow storage cupboards, wood flooring and radiator. Doors leading to sitting room, kitchen breakfast room, bedrooms and bathroom.

Sitting Room 15' 0" x 11' 10" (4.57m x 3.60m)

Double glazed patio doors leading to conservatory feature fireplace with inset electric fire, and radiator.

Conservatory 11' 0" x 8' 0" (3.35m x 2.44m)

Double glazed windows to rear and sides with double glazed sliding door leading to rear garden, wood flooring and power and lighting.

Kitchen/Breakfast Room 16' 7" x 7' 8" (5.05m x 2.34m)

Double glazed windows to both rear and side, double glazed door leading onto rear garden, single stainless steel sink and drainer with cupboard under and a further range of matching base and wall units, space for freestanding electric cooker, stainless steel splashback and extractor hood over, wall mounted gas boiler servicing domestic hot water and central heating systems, space and plumbing for washing machine larder cupboard, space for a freestanding fridge freezer, tile effect flooring and radiator.

Bedroom 1 13' 6" x 11' 10" (4.11m x 3.60m)

Double glazed window to front, and radiator.

Bedroom 2 11' 11" x 10' 0" (3.63m x 3.05m)

Double glazed window to front, and radiator.

Shower Room

Double glazed frosted window to side, enclosed shower cubicle, pedestal wash hand basin, low level w/c and radiator.

Front Garden

The front garden is mainly laid to lawn with a hard standing driveway to side, gate leading to detached garage and rear garden. Outside water tap.

Rear Garden

To the rear of the property is a patio area with step down leading to the remainder of the garden which is laid to lawn. Private door to side leading to garage and timber shed(which we have been advised by the vendor is to remain).





Garage 9' 0" x 18' 3" (2.74m x 5.56m)
Up and over metal door to front, double glazed door to side leading to rear garden, and power and lighting.

Tenure
Freehold



Energy performance certificate (EPC)

20 Greenhass Avenue
TONBRIDGE
TN10 4NE

Energy rating: **C**

Valid until: 24 April 2035

9-1900

Property type: Semi-detached bungalow

Total floor area: 78 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 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	70 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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