



20 Priestley Drive, Tonbridge, Kent, TN10 4RS

£395,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three bedroom semi -detached * Popular Scientist development * Driveway and Garage**
*** Front and rear gardens * No forward chain * EPC D/Council Tax Band ££2,356.17 P.A. ***

Waghorn & Company are excited to offer for sale this fantastic opportunity to acquire a semi-detached family home, located in the sought after Scientist development in Tonbridge. The property is located a short walk from the favoured Woodlands School and although requires some updating, it does offer immense scope for improvement and extending (STPP). The property has salient features that include:- Front and rear gardens, driveway and garage and is offered for sale with no onward chain.

Front

Brick paved driveway to front, leading to garage.

Entrance

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

Entrance porch

Double glazed frosted window to front, utility cupboard housing electricity and gas meters. Part glazed door leading to open plan lounge dining room.

Lounge/Diner

Double glazed window to front, feature tiled fireplace with inset gas fire, airing cupboard housing hot water cylinder, understairs cupboard, stairs leading to first floor landing. Open plan to dining area, double glazed sliding patio doors leading to rear garden and radiator.

Kitchen

Double glazed window to rear, one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, built in electric oven, gas hob, space and plumbing for washing machine and space for free standing fridge freezer.

Rear Garden

The rear garden is Southerly facing and is a particular feature of the property with a slabbed stone patio area adjacent to the property, with path leading to rear. The remainder of the garden is mainly laid to lawn with side borders housing an array of established shrubs and plants. Private door leading to garage.

First Floor Landing

Double glazed window to side, access to loft space. Doors to bedrooms and shower room.

Bedroom 1

Double glazed window to front, and radiator.

Bedroom 2

Double glazed window to rear, and radiator.

Bedroom 3

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





Shower Room

Double glazed frosted window to rear, pedestal wash hand basin, low level w/c, shower cubicle with Mira shower and heated chrome towel rail.

Garage

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

Tenure

Freehold



Energy performance certificate (EPC)

20 Prestley Drive TONBRIDGE TN10 4RS	Energy rating D	Valid until: 6 May 2035 Certificate number: 2170-0614-6050-1106-0675
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Property type	Semi-detached house
Total floor area	65 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 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



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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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Floorplan not to scale and for illustration purposes only

