



28 Cherwell Close, Tonbridge, Kent, TN10 3TH

Offers in Excess of £400,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bedroom Semi Detached Family Home * Off Road Parking * Quiet Cul-De-Sac Location * Conservatory * Family Bathroom * EPC Rating TBC/ Council Tax Band D - £2,356.17 P.A. ***

Waghorn and Company are proud to offer to the market this well presented three bedroom, semi-detached family home, located in a quiet cul-de-sac in North Tonbridge. This property has the added benefits of ample of road parking, good size living space and conservatory overlooking the rear garden. A viewing is highly recommended.

Entrance

Hardstanding driveway, access is via a part glazed front entrance door leading to entrance porch.

Entrance Porch

Double glazed frosted window to sides and front, built in cupboard with access to meters and door to living room.

Living Room 14' 8" x 14' 8" (4.47m x 4.47m)

Double glazed window to side and front, archway through to dining room, stairs to first floor landing and two radiators.

Dining Room 7' 8" x 9' 9" (2.34m x 2.97m)

Double glazed French doors to conservatory, doorway to kitchen and under stairs storage cupboard.

Kitchen 10' 5" x 6' 9" (3.17m x 2.06m)

Double glazed window to rear, Double glazed door to conservatory, stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, integrated washing machine, inset induction hob with electric oven under and extractor fan over, ceramic wall tiling and tiled flooring.

Conservatory 8' 5" x 12' 4" (2.56m x 3.76m)

Double glazed to side and rear, French patio doors leading to rear garden and radiator.

Rear Garden

To the rear of the property is a paved patio area with steps leading to the remainder of the garden which is mainly laid to lawn with side flowered borders housing an array of established shrubs, plants and bushes, timber shed and side pedestrian access.

First Floor Landing

Double glazed window to side, doors to bedrooms, bathroom and access to loft.

Family Bathroom 5' 5" x 6' 0" (1.65m x 1.83m)

Double glazed frosted window to rear, built in cupboard space, low level W/C, pedestal hand wash basin, panelled bath with mixer taps and shower over, ceramic wall tiling, wall mounted mirror, inset spotlights and radiator.





Bedroom 2 8' 4" x 9' 3" (2.54m x 2.82m)
Double glazed window to rear and radiator.

Bedroom 3 6' 2" x 8' 7" (1.88m x 2.61m)
Double glazed window to front, stairs bulk head cupboard housing boiler and hanging rails and radiator.

Bedroom 1 8' 1" x 13' 7" (2.46m x 4.14m) (excluding depth of wardrobes)
Double glazed window to front, selection of fitted wardrobes and radiator.

Tenure
Freehold



Energy performance certificate (EPC)		
28 Cherwell Close TONBRIDGE TN10 3TH	Energy rating D	Valid until: 13 May 2035
		Certificate number: 3718-8155-6002-0195-6602
Property type	Semi-detached house	
Total floor area	69 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](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

Awaiting EPC

This property's energy rating is D. It has the potential to be C.

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

The graph shows this property's current and potential energy rating.

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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