



Budgeons , Lower Green, Leigh, Tonbridge, Kent, TN11 8RU

£550,000

**Waghorn
&
Company**

Independent Estate Agents

*** Semi Detached Cottage * Three Bedrooms * Off road parking for Two Cars and deceptively spacious detached garage * Extended living accommodation * Viewing Highly Recommended * EPC Rating E / Council Tax Band E - £2,889.40 P.A. ***

An absolutely charming quintessential semi-detached period cottage located in the picturesque Village of Leigh, that embraces a good community spirit with many recreational and social activities. With its historical past it really lends itself to an idyllic lifestyle. An early viewing is highly recommended.

Entrance

Access is via a double glazed front entrance door leading to entrance hall. To the side of the property is a gravelled driveway leading to detached garage.

Entrance Hall

Stairs to first floor landing, wooden beams and radiator. Doors to bathroom and sitting room.

Sitting Room 13' 4" x 13' 2" (4.06m x 4.01m)

Leaded light double glazed windows to front, brick built fireplace with tiled hearth and wooden mantel over, storage cupboard and shelving to alcoves, wooden beams and radiators. Archway leading to dining area and kitchen.

Kitchen/Dining room 17' 5" x 10' 10" (5.30m x 3.30m)

Leaded light double glazed windows to rear, wooden beams, one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, four ring gas hob with extractor fan over, electric oven, space and plumbing for washing machine, dishwasher and fridge freezer. Wall mounted boiler servicing domestic hot water and heating systems. Wooden panelled stable door leading to side. Open plan to dining area, double glazed French doors leading to rear garden, wooden beams and radiator.

Bathroom 8' 3" x 7' 7" (2.51m x 2.31m)

Leaded light double glazed frosted window to side, ceramic wall tiling, bath with shower over, pedestal wash hand basin with chrome taps, ceramic low level w/c with matching cistern, chrome towel rail, extractor fan, ceramic tiled flooring and radiator.

First Floor Landing

Leaded light double glazed windows to rear, wooden panelled door to airing cupboard, doors to bedrooms.

Bedroom 1 13' 1" x 9' 10" (3.98m x 2.99m)

Leaded light double glazed window to front, wall mounted lights, wooden beams, laid to carpet and radiator.

Bedroom 2 11' 9" x 6' 4" (3.58m x 1.93m)

Leaded light double glazed window to rear, wooden beams, laid to carpet and radiator.

Bedroom 3/Study 7' 4" x 4' 6" (2.23m x 1.37m)

Leaded light double glazed window to front, wooden beams, laid to carpet and radiator.

Rear Garden

To the rear of the property is a secluded South west facing garden with a paved patio area and the remainder of the garden being laid to lawn, with an array of established plants, shrubs and mature fruit trees. Rear pedestrian access to the allotment and fields behind.





Garage

Deceptively spacious brick built garage with wooden doors to front, power and lighting. Door to side giving access to garden.

Tenure

Freehold



Energy Performance Certificate

Budgeons, Lower Green, Leigh, TONBRIDGE, TN11 8RU

Dwelling type: Semi-detached house
Date of assessment: 22 July 2020
Date of certificate: 29 July 2020

Reference number: 0972-2812-7632-2220-3331
Type of assessment: RdSAP, existing dwelling
Total floor area: 84 m²

Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:		£ 3,228
Over 3 years you could save		£ 1,338

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 201 over 3 years	
Heating	£ 2,478 over 3 years	£ 1,473 over 3 years	
Hot Water	£ 549 over 3 years	£ 216 over 3 years	
Totals	£ 3,228	£ 1,890	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 324
2 Internal or external wall insulation	£4,000 - £14,000	£ 174
3 Floor insulation (solid floor)	£4,000 - £8,000	£ 207

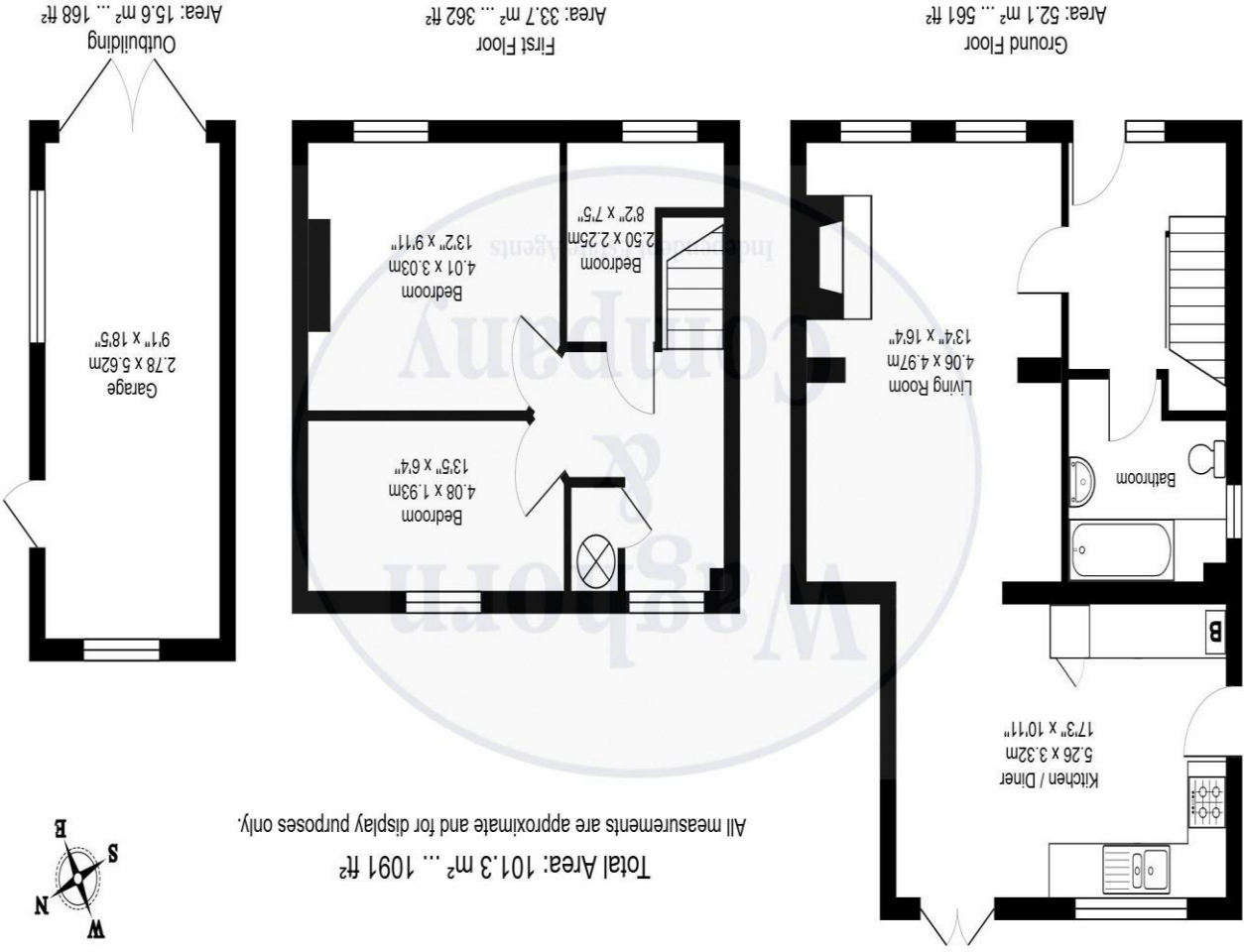
See page 3 for a full list of recommendations for this property.
 To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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Details No. 1 TW/JW

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