



33 Orchard Drive, Tonbridge, Kent, TN10 4LG

£450,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bedroom Semi Detached Bungalow * Conveniently Located * Scope for Further Improvement (STPP) * No Forward Chain * Beautifully Kept Front and Rear Gardens * EPC Rating : TBC / Council Tax Band D: £2,356.17 PA ***

Waghorn and Company are proud to present to the market this spacious, three bedroom, semi-detached bungalow, conveniently located for local amenities and bus routes. The property offers the added benefits of beautifully kept front and rear gardens, spacious accommodation, scope for further improvement (STPP) and NO ONWARD CHAIN. An early viewing is highly recommended.

Front Garden

The the front of the property is a hard standing driveway with the remainder of the garden being mainly laid to lawn with an array of established shrubs and bushes.

Entrance

Access is via a gated entrance with doors to garage, garden room and entrance hall.

Garage

Up and over door to front, door to side and power and lighting.

Entrance Hall

Storage cupboard housing electricity meters, access to loft space and radiator. Doors leading to bedrooms, shower room and lounge.

Bedroom 1

Double glazed window to front, a selection of built in wardrobes with dressing table and radiator.

Bedroom 2

Double glazed window to front, fitted wardrobes and radiator.

Shower Room

Frosted window to side, walk in shower, floating wash hand basin, w/c, fitted mirrored wall cabinet, ceramic wall tiling and chrome heated towel rail.

Bedroom 3

Double glazed window to side, airing cupboard housing hot water cylinder and slated shelving, and radiator.

Sitting Room

Double glazed side window to rear, double glazed French patio doors leading to rear garden, brick featured fireplace with inset gas fire and tiles hearth, and two radiators. Sliding door leading to Kitchen.

Kitchen

Double glazed window to rear, double stainless steel sink with cupboards under and a further range of matching base and wall units, four ring gas hob with extractor hood under, integrated double gas oven, space for freestanding under counter fridge, space and plumbing for washing machine, ceramic wall tiling and heated chrome towel rail. Archway leading to dining room.





Rear Garden

The rear garden is predominantly laid to lawn, bordered by well-established plants, bushes, shrubs, and mature trees. A stone pathway leads to a picket fence, which has an additional lawned area, housing a variety of thriving plants and shrubs, and featuring a wooden shed. To the side of the property, there is a paved patio area sheltered by a wooden pergola.

Dining Room

Double glazed French doors leading to patio area, and radiator. Part glazed door leading to Garden Room.

Garden Room

Perplexed window to side, wooden stable door to side and front, hardstanding flooring and power and lighting.

Tenure

Freehold



Awaiting EPC

Details No. 1 TW/JW

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Awaiting Floorplan
