



20 Avon Close, Tonbridge, Kent, TN10 3HT

£350,000

**Waghorn  
&  
Company**

Independent Estate Agents



**\* Three Bedroom Family Home \* Separate Family Room (ideal as a playroom, office, or second lounge) \* Cloakroom \* Front and Rear Garden \* Viewing Highly Recommended \* EPC Rating D / Council Tax Band C - £2,094.37 PA \***

Waghorn and Company are proud to offer to the market this good sized three bedroom family home, located in North Tonbridge. The property has the added benefits of a ground floor cloakroom, family room and two double bedrooms with scope for further improvement. A viewing is highly recommended.

**Front Garden**

The the front of the property is a pathway with the remainder of the garden being mainly laid to lawn with side flowered borders housing an array of established shrubs and bushes.

**Entrance**

Access is via a pathway leading to canopied entrance porch leading to part glazed front entrance door with matching side window.

**Entrance Hall**

Doors leading to kitchen, cloakroom and family room, storage cupboard, tiled flooring and radiator. Stairs leading to first floor landing.

**Kitchen** 10' 6" x 11' 3" (3.20m x 3.43m)

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, integrated dishwasher, free standing electric oven, free standing fridge freezer and space and plumbing for washing machine, splashback tiling, tiled flooring, wall mounted boiler and radiator. Archway leading to living room.

**Living Room** 12' 0" x 14' 5" (3.65m x 4.39m)

Double glazed bay window to front, feature electric fireplace and radiator.

**Cloakroom** 2' 6" x 6' 9" (0.76m x 2.06m)

Frosted window to rear, low level w/c, hand wash basin set within vanity unit and splashback tiling, tiled flooring, and radiator.

**Family Room** 13' 3" x 5' 11" (4.04m x 1.80m)

Part glazed door rear garden with side window, sliding patio door to rear garden, and radiator.

**First Floor Landing**

Airing cupboard and access to loft space. Doors to bedrooms and bathroom.

**Family Bathroom** 6' 5" x 5' 6" (1.95m x 1.68m)

Double glazed frosted window to rear, panelled bath with electric power shower over, low level w/c, floating hand wash basin, ceramic wall tiling and radiator.

**Bedroom 1** 11' 3" x 12' 6" (3.43m x 3.81m)

Double glazed window to rear, and radiator.

**Bedroom 2** 12' 6" x 8' 11" (3.81m x 2.72m)







Double glazed window to front and radiator.

**Bedroom 3** 8' 8" x 8' 4" (2.64m x 2.54m)  
Double glazed window to front and radiator.

### Rear Garden

The rear garden features a paved patio area, with steps leading down to a further patio with timber shed and steps leading to the remainder of the garden which is mainly laid to lawn with outside water tap and rear pedestrian access.

### Tenure

Freehold

Energy performance certificate (EPC)			
20 Avon Close TONBRIDGE TN10 3HT	Energy rating <b>D</b>	Valid until:	18 March 2035
		Certificate number:	8211-6125-6002-0197-6006
Property type		End-terrace house	
Total floor area		93 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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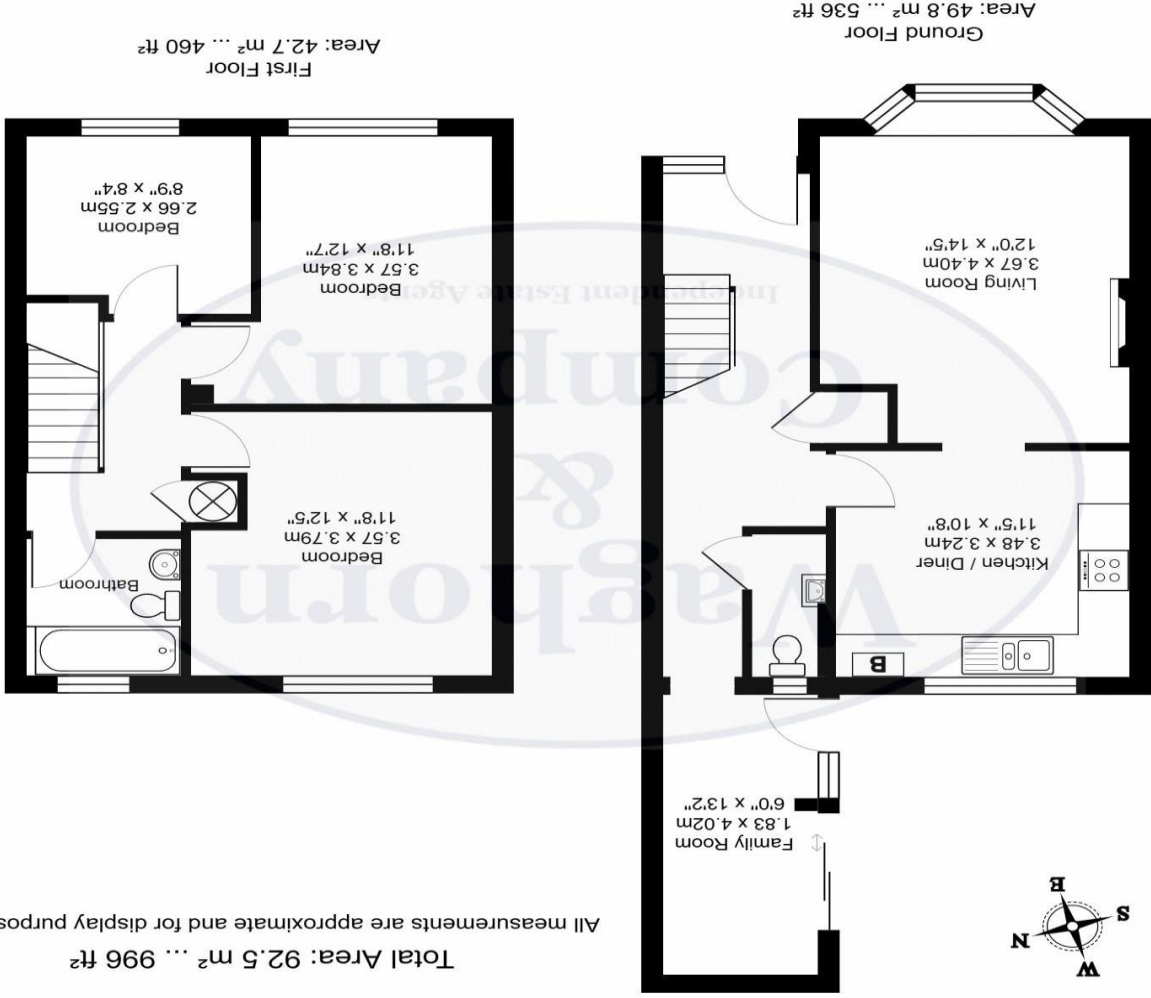
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All measurements are approximate and for display purposes only.

Total Area: 92.5 m<sup>2</sup> ... 996 ft<sup>2</sup>



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.

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