



10 Chaucer Gardens, Tonbridge, Kent, TN9 2QA

Guide Price £475,000-£525,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bedroom Semi Detached Family Home * Off Road parking * No Chain * Utility Room and Ground Floor Shower Room * Separate Lounge/Dining Area * EPC Rating C / Council Tax Band D- £2,365.17 PA ***

Waghorn & Company are delighted to present this attractive three-bedroom semi-detached family home, ideally situated for access to highly regarded local schools, Tonbridge High Street, Haysden Country Park, and excellent transport links to London. This family home offers spacious, light-filled accommodation throughout and is being sold with no onward chain, making it a superb opportunity for families and commuters alike. An internal viewing is highly recommended to fully appreciate the fantastic location and generous living space this home has to offer.

Front Garden

The front garden is mainly laid to lawn with path leading to part glazed front entrance door leading to entrance hall.

Entrance Porch 3' 8" x 4' 9" (1.12m x 1.45m)

Tiled flooring. Door leading to entrance hall.

Entrance Hall

Door to kitchen, dining room, understairs storage and radiator. Stairs leading to first floor landing.

Dining Room 10' 0" x 10' 11" (3.05m x 3.32m)

Double glazed window to rear, and radiator.

Kitchen 11' 8" x 13' 7" (3.55m x 4.14m)

Double glazed window to front, one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, breakfast bar, integrated five ring gas hob with extractor over and electric oven under, space and plumbing for washing machine, space for freestanding American Style Fridge freezer, ceramic wall tiling, tiled flooring and radiator. Door leading to utility room and living room.

Living Room 16' 5" x 10' 11" (5.00m x 3.32m)

Double glazed door leading to rear garden, double glazed window to rear, and radiator.

Utility 15' 8" x 3' 9" (4.77m x 1.14m)

Part glazed door leading to rear garden, worktop with cupboards and a further range of base and wall units, inset spotlights, skylight, space and plumbing for washing machine, space for self condensing tumble dryer, tiled flooring and radiator. Door leading to first floor shower room.

Shower room 5' 6" x 7' 6" (1.68m x 2.28m)

Double glazed frosted window to side, shower cubicle with rainfall shower head over, and additional hand shower piece, low level w/c with concealed cistern, hand wash basin set within vanity unit, ceramic wall tiling wall mounted LED light mirror, tiled flooring, and heated towel rail.

Rear Garden

The rear garden has an Indian stone patio area, with pathway leading to further patio area and timber shed, outside power, and outside water tap. The rest of the garden is mainly laid to lawn with side flowered borders housing an array shrubs and plants. Side and rear pedestrian access.

Parking

To the rear of the property there is a block paved driveway.





First Floor Landing

Double glazed window to side, airing cupboard and loft access. Doors to bedrooms, and bathroom.

Bedroom 1 14' 2" x 9' 7" (4.31m x 2.92m)

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

Bedroom 2 9' 10" x 9' 3" (2.99m x 2.82m)

Double glazed window to rear, built in storage cupboard and radiator.

Bedroom 3 6' 4" x 10' 9" (1.93m x 3.27m)

Double glazed window to rear, built in storage cupboard and radiator.

Family Bathroom 6' 6" x 6' 8" (1.98m x 2.03m)

Double glazed frosted window to side, p shaped bath with mixer taps and shower over, pedestal wash hand basin, low level w/c, extractor fan, ceramic wall tiling, tiled flooring and radiator.

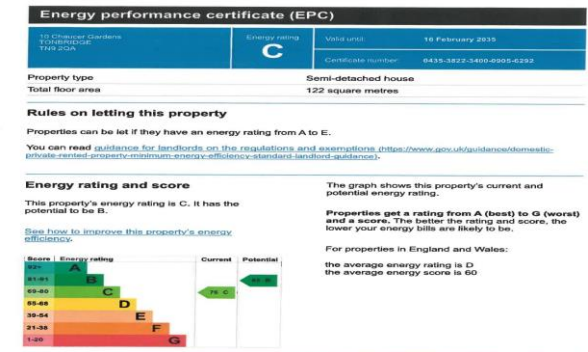
Tenure

Freehold



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Awaiting Floorplan

Details No. 1 TW/JW

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