



5 Rowan Mews, Tonbridge, Kent, TN10 3EE

Guide Price £625,000-650,000

**Waghorn
&
Company**

Independent Estate Agents

*** 4 Double Bedroom Family Home * Private Gated Development * Convenient Location to Tonbridge Town Centre * Open Plan Living Room / Kitchen * Landscaped Rear Garden * EPC Rating: TBC / Council Tax Band E £2,876.76 ***

Waghorn and Company are proud to present to the market this beautifully presented town house located in a private gated development off the favoured Yardley Park area of the town. This spacious property has a large open plan Kitchen/Living area, cloak room, four double bedrooms, family bathroom and en-suite. Externally the property has well-kept gardens, off street allocated parking. An early viewing is highly recommended to not only appreciate this lovely home but also the location in which it is situated.

Front

Path leading to front entrance door.

Entrance

Access is via a composite front entrance door leading to entrance hall.

Entrance Hall

Doors to kitchen /living room, coats cupboard, downstairs cloakroom, stairs to first floor landing and radiator.

Downstairs Cloakroom

Low level W/C with concealed cistern, corner hand wash basin, ceramic wall tiling, extractor fan and radiator.

Kitchen/Living Room

Kitchen

Double glazed window to front, sink and drainer with cupboards under and a further range of matching base and wall units, granite worktops, space and plumbing for washing machine, space for self condensing tumble dryer, inset halogen hob with extractor fan over, built in oven and microwave oven, space for freestanding fridge freezer and ceramic wall tiling.

Living Room

Double glazed patio doors to rear garden with matching side windows, under stairs storage cupboard and radiator.

First Floor Landing

Doors to bedrooms 3&4, bathroom and stairs to second floor landing.

Bedroom 4

Double glazed window to rear, built in wardrobes and radiator.

Family Bathroom

Paneled bath with mixer taps and rainfall shower over with additional hand shower piece, hand wash basin set within vanity unit, low level W/C with concealed cistern, wall mounted mirror, ceramic wall tiling and heated chrome towel rail.

Bedroom 3

Two double glazed windows to front and radiator.

Second Floor Landing

Doors to bedrooms 1&2, airing cupboard and access to loft.





Bedroom 2

Two double glazed window to rear and radiator.

Bedroom 1

Double glazed window to front, two built in wardrobes, door to en-suite and radiator.

En-suite

Shower cubicle, low level W/C with concealed cistern, hand wash basin set within vanity unit, extractor fan, ceramic wall tiling, inset spotlights and heated chrome towel rail.

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 artificial lawn with side flowered borders with an array of plants and bushes, with a further patio area with shed and rear pedestrian access, outside lighting and outside water taps.

Tenure

TBC

Energy performance certificate (EPC)			
5 Rosam Mews TONBRIDGE TN10 3EE	Energy rating	Valid until: 8 September 2035	
	C	Certificate number: 9202-7225-1002-1901-0502	
Property type		Mid-terrace house	
Total floor area		114 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 C. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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