

* 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 radiaitor.

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 radiaitor.

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 radaitor.

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

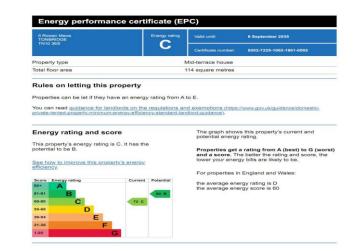
Shower cubicle, low level W/C with concealed cistern, hand wash basin set within vanity unit, extractor fan, ceramic wall tiling, inset spotlights and heated chrome towel rail.

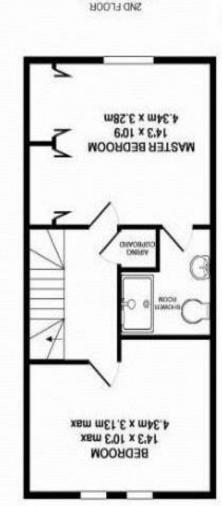
Rear Garden

To the rear of the property is a pvaed patio area with steps leading to the remainder of the garden which is mainly laid to artificial lawn with side flowered boarders with an array of plants and bushes, with a further patio area with shed and rear pedestrian access, outside lighting and out side water taps.

Tenure

TBC

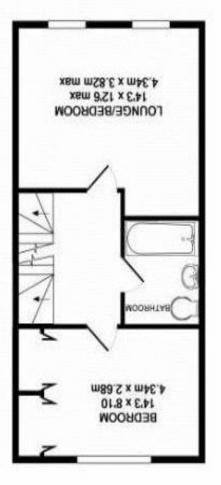


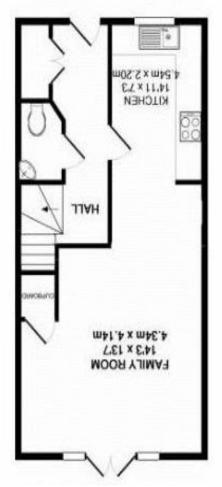


(M DS 1 8E)

TREA 410 SQ.FT.

ROOJA XORRA





15T FLOOR APPROX FLOOR AREA 410 SQ FT (38 T SQ M.) GROUND FLOOR APPROX FLOOR (38.1 SQ.M.)

TOTAL APPROX FLOOR MEWS TONBRIDGE
TOTAL APPROX FLOOR BAR SQ.M.)

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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. Any lease, ground rent, photographs, service charge 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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