



60 Ridgeway Crescent, Tonbridge, Kent, TN10 4NR

£850,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bedroom Detached Family Home * 200ft (approx.) Garden * Driveway and Garage * Scope for Further Improvement and Extension (STPP) * Downstairs Cloakroom & Family Bathroom * EPC Rating- TBC / Council Tax Band F £3,403.36 ***

Waghorn and Company are proud to offer to the market this spacious, detached family home located in one of the most sought-after roads in Tonbridge. the property offers generous and well appointed accommodation and is complimented by a substantial rear garden extending to approximately 200ft, with the added benefit of good size rooms, large driveway to front and scope for further improvement and extension (STPP). An early viewing is highly recommended.

Front

To the front of the property is a block paved driveway with side borders housing and array of established shrubs plants and bushes.

Entrance

Access is via a glazed entrance door with matching side window, leading to entrance hall.

Entrance Hall

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

Downstairs Cloakroom 3' 2" x 7' 0" (0.96m x 2.13m)

Frosted porthole window to front, low level w/c floating hand wash basin with splash back tiling and radiator.

Living Room 14' 5" x 14' 0" (4.39m x 4.26m)

Double glazed window to rear, open double doorway to dining room, feature fireplace, shelving and cupboard within chimney breast recess and radiator.

Dining Room 10' 6" x 11' 1" (3.20m x 3.38m)

Double glazed sliding door to conservatory, open to kitchen and radiator.

Conservatory 10' 11" x 10' 1" (3.32m x 3.07m)

Double glazed windows to both sides and rear and double doors leading to rear garden

Rear Garden

An impressive 200ft (approx.) garden with a paved patio area and the remainder of the garden being mainly laid to lawn with side flowered borders housing and array of established, shrubs, trees, plants and bushes. access to garage.

Garage

Metal up and over door to front, window to rear and door to rear.

Kitchen 10' 5" x 8' 10" (3.17m x 2.69m)

Double glazed window to front, door to utility area, one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, integrated dishwasher, inset electric hob with electric oven under and extractor fan over and ceramic wall tiling.

Utility Area 4' 5" x 15' 6" (1.35m x 4.72m)

Double glazed window to front, sink set within work top with splashback tiling, space and plumbing for washing machine, tiled flooring and door to rear garden.





First Floor Landing

Double glazed window to front, doors to bedrooms, bathroom, airing cupboard and access to loft.

Family Bathroom 4' 11" x 8' 10" (1.50m x 2.69m)

Two double glazed frosted windows to side, double glazed window to front, panelled bath with mixer taps and shower over, low level W/C, pedestal hand wash basin, ceramic wall tiling, electric shaver socket and heated chrome towel rail.

Bedroom 2 11' 9" x 10' 6" (3.58m x 3.20m)

Double glazed window to rear and radiator.

Bedroom 1 14' 6" x 10' 11" (4.42m x 3.32m)

Double glazed window to rear, built in wardrobe with sliding door and radiator.

Bedroom 3 9' 0" x 11' 2" (2.74m x 3.40m)

Double glazed window to front and radiator.

Tenure

Freehold

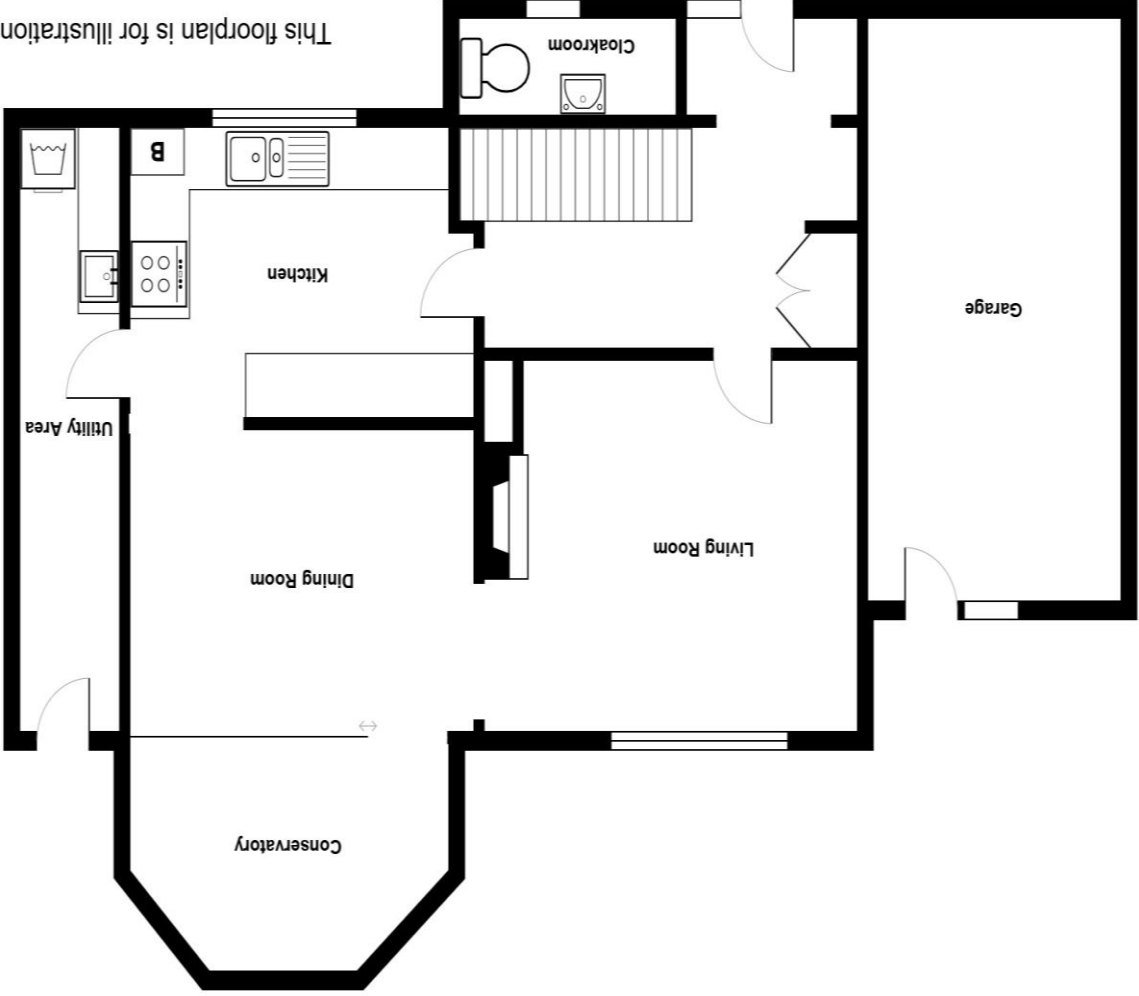


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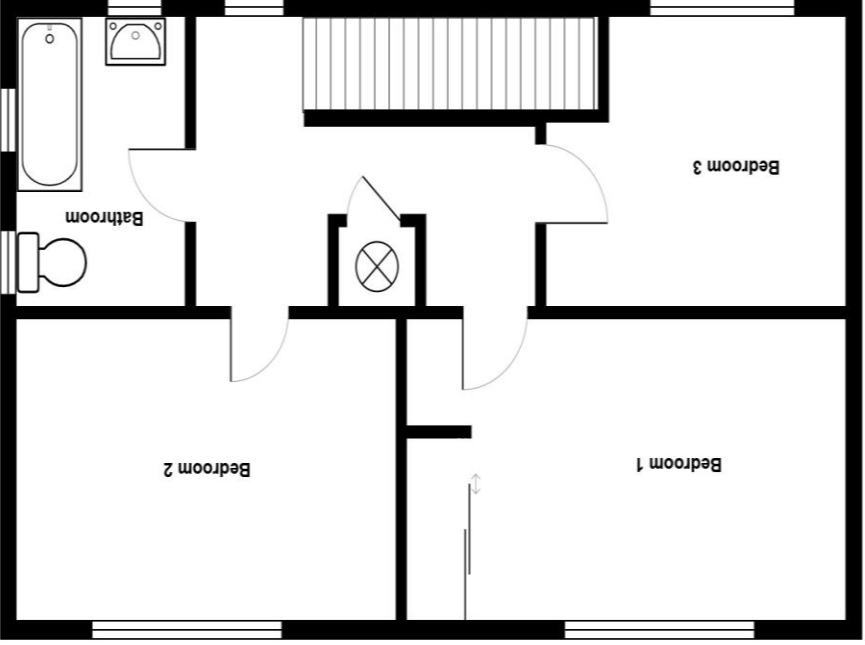
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This floorplan is for illustration purposes only and not to scale.



Details No. 1 TW/JW

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