



72 Knowsley Way, Hildenborough, Tonbridge, Kent, TN11 9LQ

£795,000

**Waghorn  
&  
Company**

Independent Estate Agents



**\* Three Bedroom Detached Family Home \* Garage and Driveway \* Scope for Further Improvements & Extensions (STPP) \* No Forward Chain \* Good Size Front and Rear Gardens \* EPC Rating: E / Council Tax Band F -£3,376.84 PA \***

Waghorn and Company are proud to present to the market this well proportioned detached family home, which has been cherished by the same family for over 60 years. This property is nestled at the end of a long driveway with impressive frontage, located on one of Hildenborough's most sought after roads, ideally located for local shops, bus routes, highly regarded Schools and train station. This property has the added benefits of garage, mature front and rear gardens, scope for further improvement and extension (STPP) and no forward chain. An early viewing is highly recommended.

**Front Garden**

To the front of the property is a good size front garden with established tree shrubs plants and bushes, driveway and path leading to entrance porch. During the spring months the front lawns have an array of various spring flowers.

**Front**

Access to the property it via a double glazed entrance door with matching side windows, leading to entrance porch.

**Entrance Porch**

Double glazed windows to side, brick feature archway, door to garage and frosted glazed door with matching side windows to entrance hall.

**Entrance Hall**

Stairs to first floor landing, doors to living room, kitchen, under stairs storage cupboard and electric storage heater.

**Living Room** 24' 5" x 12' 4" (7.44m x 3.76m) (narrowing to 8' 2" / 2.49m)

Double glazed window to front and side, double glazed sliding patio door to rear, door to kitchen, open fireplace with stone surround and mantle and two electric storage heaters.

**Kitchen** 8' 2" x 10' 6" (2.49m x 3.20m)

Double glazed window to rear, door to dining room, stainless steel sink set within worktop with cupboards under and a further range of matching base and wall unit, space and plumbing for washing machine, space and plumbing for dishwasher , space for electric oven, space for free standing fridge freezer, Pantry cupboard, ceramic wall tiling and electric storage heater.

**Dining Room** 9' 3" x 12' 11" (2.82m x 3.93m)

Double glazed window to side, double glazed sliding door to rear, door to downstairs cloakroom and electric storage heater.

**Cloakroom** 9' 2" x 3' 1" (2.79m x 0.94m)

Double glazed frosted window to side, low level W/C, floating hand wash basin, ceramic wall tiling, towel rail and electric radiator.

**First Floor Landing**

Double glazed window to side, doors to bedrooms, bathroom and access to loft (which is fully boarded with ladder access).







### Bedroom 1 11' 7" x 11' 8" (3.53m x 3.55m)

Double glazed window to side and front, built in wardrobe, airing cupboard and electric storage heater.

### Bedroom 2 10' 0" x 9' 10" (3.05m x 2.99m)

Double glazed window to rear, built in wardrobe and electric storage heater.

### Bedroom 3 7' 0" x 6' 8" (2.13m x 2.03m)

Double glazed window to front, built in wardrobe and electric storage heater.

### Family Bathroom 8' 4" x 6' 11" (2.54m x 2.11m)

Two double glazed frosted windows to rear, low level W/C, hand wash basin set within vanity unit, shower cubicle with power shower, extractor fan, wall mounted mirror, wall mounted mirrored cabinet, electric storage heater and electric heater.

#### Energy performance certificate (EPC)

|                                                           |                           |                                              |
|-----------------------------------------------------------|---------------------------|----------------------------------------------|
| 72 Knowsley Way<br>Hildenborough<br>TONBRIDGE<br>TN11 9LQ | Energy rating<br><b>E</b> | Valid until: 22 October 2035                 |
|                                                           |                           | Certificate number: 9908-1206-3205-7611-1004 |
| Property type                                             | Detached house            |                                              |
| Total floor area                                          | 102 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 E. It has the potential to be C.

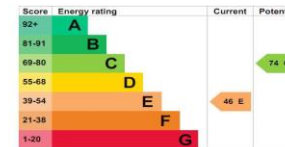
[See how to improve this property's energy efficiency.](#)

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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