



37 Hectorage Road, Tonbridge, Kent, TN9 2DH

Monthly Rental Of £1,850

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bedroom Semi Detached Family Home * Off Road Parking for 2 cars * Family Bathroom and Cloakroom * Separate Living and Dining Room * 5 Weeks Deposit - £2,134.00 * EPC Rating E / Council Tax Band: £2,094.37 PA ***

Waghorn and Company Lettings are proud to offer to the market this 3 bedroom family home, conveniently located for favoured local Schools, transport links and Tonbridge Town Centre. This property is available immediately with the added benefits of 2 reception rooms, rear garden & off road parking. An early viewing is highly recommended to avoid disappointment.

Front

To the front of the property is a brick paved driveway.

Entrance

Access is via a a block paved path to side of the property to front entrance door leading to entrance hall.

Entrance Hall

Stairs to first floor landing, doors to living room and dining room.

Living Room 12' 8" x 13' 0" (3.86m x 3.96m)

Double glazed bay window to front, exposed brick wall with log burner, two wall light points and radiator.

Dining Room 10' 11" x 12' 1" (3.32m x 3.68m)

Double glazed window to rear, under stairs storage cupboard, doorway to kitchen and radiator.

Kitchen 12' 5" x 6' 11" (3.78m x 2.11m)

Two double glazed windows to side, butler sink set within work top with cupboards under and a further range of matching base and wall units, integrated dishwasher, integrated fridge/freezer, five ring inset gas hob with extractor hood over, integrated electric oven, integrated microwave, ceramic wall tiles and door to rear lobby.

Rear Lobby

Part glazed frosted door to rear garden, door to bathroom, space and plumbing for washing machine.

Bathroom 5' 7" x 9' 4" (1.70m x 2.84m)

Double glazed frosted window to rear, P shaped bath with mixer taps and additional hand shower piece, electric power shower, low level W/C with concealed cistern, hand wash basin set with in vanity unit with additional storage cabinets, ceramic wall tiling and radiator.

Bedroom 1 12' 1" x 10' 9" (3.68m x 3.27m)

Double glazed window to front, over stairs storage cupboard and radiator.

Bedroom 2 8' 1" x 10' 9" (2.46m x 3.27m)

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

Bedroom 3 7' 0" x 9' 2" (2.13m x 2.79m)

Double glazed window to side, folding door to cloakroom and radiator.





Cloakroom 7' 0" x 3' 0" (2.13m x 0.91m)
Double glazed frosted window to rear, low level W/C with concealed cistern, hand wash basin set within vanity unit and splash back tiling wall mounted mirrored cabinet and radiator.

Rear Garden
Paved patio area adjacent to the property with steps leading to the remainder of the garden to the rear which is mainly laid to lawn, with foot path leading to a further patio area and timber shed, side pedestrian access and outside water tap.

First Floor Landing
Doors to bedrooms and access to loft.



Energy performance certificate (EPC)			
37 Hectorage Road TONBRIDGE TN9 5DH	Energy rating E	Valid until	27 September 2032
		Certificate number	2584-3020-2201-1142-7204

Property type	Semi-detached house
Total floor area	84 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 B.

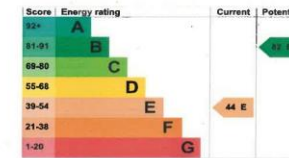
[See how to improve this property's energy efficiency.](#)

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



This floor plan is for illustration purposes only and is not to scale



Details No. 1 TW/JW

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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