



31 Burns Crescent, Tonbridge, Kent, TN9 2PT

£400,000

**Waghorn
&
Company**

Independent Estate Agents

*** Large south facing rear garden * Three good size bedrooms and first floor bathroom *
Sitting room, dining room, conservatory, kitchen and utility room to ground Floor *
Convenient location close to schools and station * No forward Chain * EPC TBC - Council
Tax band £2,356.17 P A ***

Burns Crescent is a substantial semi detached family home conveniently located for favoured local schools, the High Street and Tonbridge mainline station with trains to London in under 40 minutes. The property has been cherished by the same family for over 50 years and now offers buyers the opportunity to create their forever home with scope to improve and extend (STPP). Salient features include a large south facing rear garden, three well proportioned bedrooms, well appointed living space, convenient location close to schools and station and no onward chain. Viewing highly recommended.

Entrance

Access is via a double glazed entrance door to entrance hall

Entrance Hall

Stairs to first floor, understairs storage cupboard, doors to dining room, and kitchen. Radiator.

Kitchen

Double glazed window to front, door to utility room. One and half bowl sink and drainer with cupboard under. Further range of matching base and wall units. Larder cupboard, space for free standing gas cooker, Radiator.

Utility Room

Part glazed door to side and windows to side, space and plumbing for washing machine, power and lighting.

Dining Room

Archway to sitting room, double glazed window to rear, Radiator.

Sitting Room

Double glazed door to conservatory, double glazed patio doors to rear garden. Fireplace and radiator.

Conservatory

Windows over looking rear garden with glazed door to side. Power and lighting.

First Floor Landing

Doors to bedrooms and family bathroom, double glazed window to front, airing cupboard, access to loft.

Bedroom 1

Built in cupboard, double glazed window to rear, radiator.

Bedroom 2

Double glazed window to rear, radiator, fireplace, built in wardrobe.

Bedroom 3

Double glazed window to rear, built in wardrobe, radiator.





Bathroom

Panelled bath, low level WC, pedestal wash hand basin.
Double glazed window.

Outside

Front Garden

Mainly laid to lawn with path leading to front entrance door.
Shared side pedestrian access.

Rear Garden

The rear garden is a particular feature of this property and is Southerly facing. The garden is tiered and mainly laid to lawn with pathway leading to rear.

Tenure

Freehold



Awaiting EPC

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.

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