



8 Fernholt, Tonbridge, Kent, TN10 3RH

£535,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Charming cottage-style semi-detached family home tucked away in a quiet cul-de-sac within the sought-after Fernholt area. * Offers excellent scope for improvement and extension (subject to planning consent) ideal for creating a forever home. * Generous rear garden with a beautiful woodland backdrop, providing exceptional privacy and tranquillity. * Peaceful cul-de-sac setting, perfect for families and safe for children to play. * Conveniently located close to local shops, bus routes, and highly regarded schools. * EPC D Council tax band E £2879.76 PA ***

Wonderful, attractive cottage-style semi-detached family home, tucked away in a quiet cul-de-sac within the much sought-after Fernholt. The property offers immense scope for improvement and extension (subject to the necessary planning permissions), making it an ideal opportunity for those looking to create their forever home. A particular feature is the generous rear garden, which enjoys a delightful woodland backdrop, providing a sense of privacy and tranquillity rarely found in such a convenient location. This is a rare opportunity to acquire a charming family home with excellent potential, set in a peaceful cul-de-sac where children can safely play. The property is surrounded by local shops, bus routes, and highly regarded schools, making it perfect for family living.

Accommodation

Entrance Porch

Accessed via a double-glazed sliding door, featuring a quarry tiled floor and a solid wood cottage-style door leading through to the entrance hall.

Entrance Hall

Double-glazed window to side, stairs leading to the first floor with an understairs storage cupboard. Doors to sitting room and kitchen. Radiator.

Sitting Room

A welcoming family space with a double-glazed window to the front, feature fireplace with tiled hearth and mantel housing an inset gas fire with back boiler, radiator, and twin glazed doors opening into the dining room.

Dining Room

Bright and airy with a double-glazed door opening to the rear garden and matching side windows. Door to kitchen and radiator.

Kitchen

Fitted with a range of matching base and wall units, one and a half bowl sink and drainer with cupboard under, and double-glazed windows to both rear and side. Double-glazed door to the garden. Space for a freestanding electric cooker with extractor hood over, space and plumbing for washing machine and slimline dishwasher. Radiator.

First Floor

Landing

Access to loft. Two double-glazed windows to side. Doors to bedrooms, bathroom, and separate WC.

Bedroom 1

Double-glazed window to front, built-in wardrobe, radiator.

Bedroom 2

Double-glazed window to rear, built-in wardrobe, airing cupboard, radiator.





Bedroom 3

Double-glazed window to side, radiator.

Bathroom

Double-glazed frosted window to rear, panelled bath with mixer tap and handheld shower attachment, pedestal wash hand basin, radiator.

Separate WC

Double-glazed frosted window to side, low-level WC, radiator.

Outside

Rear Garden

A true highlight of the home, the rear garden offers a wonderful sense of space. There is a paved patio area adjacent to the property with access to the detached garage and side vehicle entry via twin wooden gates. A well-kept lawn, and pathway lead to the rear where a pretty stream and leafy woodland outlook create a picturesque and tranquil setting. The garden is well stocked with mature shrubs, plants, and an apple tree.

Front garden

Mainly laid to lawn with a pathway leading to the entrance porch and driveway to the side providing off-road parking.

Garage

Detached with two windows to the side and two to the rear, private door to side, and metal up-and-over door to the front.

Tenure

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

01732 808542

sales@waghornandcompany.co.uk

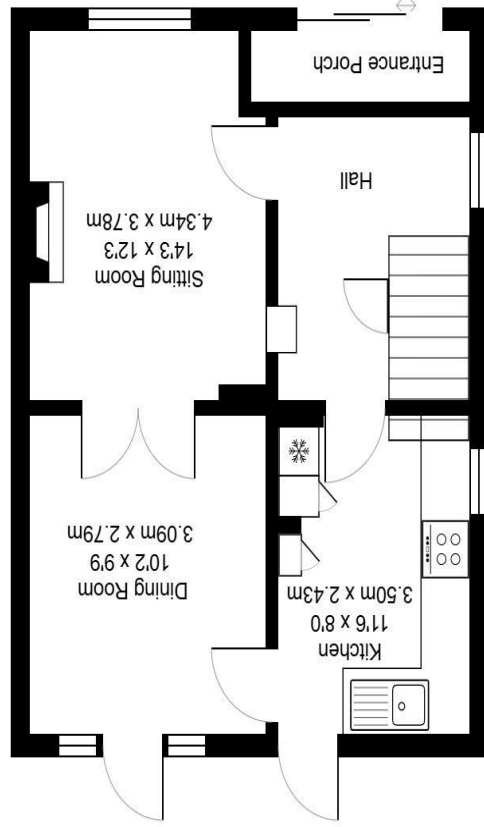
127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk

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Floorplan not to scale and for illustration purposes only
All measurements approximate

