



3 Cage Green Road, Tonbridge, Kent, TN10 4PS

£700,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Stunning detached family home in the sought-after Cage Green Road. * Spacious living with sitting room, dining room, and kitchen/breakfast room. * Four bedrooms including a principal with ensuite bathroom. * Garage, driveway parking, and close to shops, schools, and transport links. * Internal viewing highly recommended and sold with no onward chain * EPC TBC / Council Tax Band F £3,430 PA ***

Waghorn & Company are proud to offer this impressive and attractive detached family home, conveniently located in Cage Green Road, within easy reach of local shops, bus routes, and highly regarded schools. This spacious home offers well-proportioned and versatile accommodation, ideal for family living, with scope for further improvement. Early viewing is highly recommended.

Entrance

Accessed via an attractive Indian stone pathway leading to a double-glazed entrance door.

Entrance Hall

Wood flooring, a radiator, and stairs rising to the first-floor landing. Doors lead to the dining room, sitting room, kitchen/breakfast room, cloakroom, and an under-stairs cupboard.

Sitting Room

Double-glazed French doors opening onto the rear garden, twin doors into the dining room, a fireplace with an inset gas living flame fire, two radiators, and wood flooring.

Dining Room

Double-glazed window to the front, radiator, solid wood flooring, and dado rails.

Kitchen/Breakfast Room

Double-glazed window to the side and French doors to the rear garden. The kitchen is fitted with a one and half bowl stainless steel sink and drainer with cupboard under, a range of matching base and wall units, integrated fridge freezer, electric hob with oven and extractor hood, and plumbing for a dishwasher. Wood flooring and radiator. Door to the utility room.

Utility Room

Double-glazed door to the rear garden, single stainless steel sink with cupboards under, additional wall and base units, plumbing for washing machine and tumble dryer, radiator, and tiled floor.

Bedroom 4 / Study

Double-glazed window to the front, radiator, and wood flooring.

First Floor Landing

Door to bedrooms and family bathroom. Built in storage cupboard.

Bedroom 1

Double-glazed window to the rear, radiator, built-in wardrobes, vanity unit, wood flooring, and door to ensuite shower room.





En-suite

Double-glazed Velux window to the side, inset spotlights, extractor fan, shower cubicle, low-level WC, hand wash basin within vanity unit, heated chrome towel rail, and ceramic wall tiling.

Bedroom 2

Double-glazed windows to front and side, radiator, and wood flooring.

Bedroom 3

Double-glazed window to the front, radiator, and wood flooring.

Family Bathroom

Double-glazed window to the rear, tiled floor, pedestal wash hand basin, panel bath with mixer taps and handheld shower attachment, low-level WC, inset spotlights, extractor fan, and fitted shaver socket.

Outside

Rear Garden

Accessible from the kitchen, sitting room, and utility room. Features a stone patio, lawned area, timber shed, impressive oak tree (likely subject to a Tree Preservation Order — prospective purchasers should confirm details with their legal representative), outside lighting, and tap. Double-glazed door leads to the garage.

Garage

Electric remote-operated up-and-over door, houses gas boiler for central heating and domestic hot water, and distribution board for electrical installation. Power and lighting available.

Front Garden

Mainly laid to lawn with a hedge to front and block-paved driveway providing off-road parking.

Tenure

Freehold



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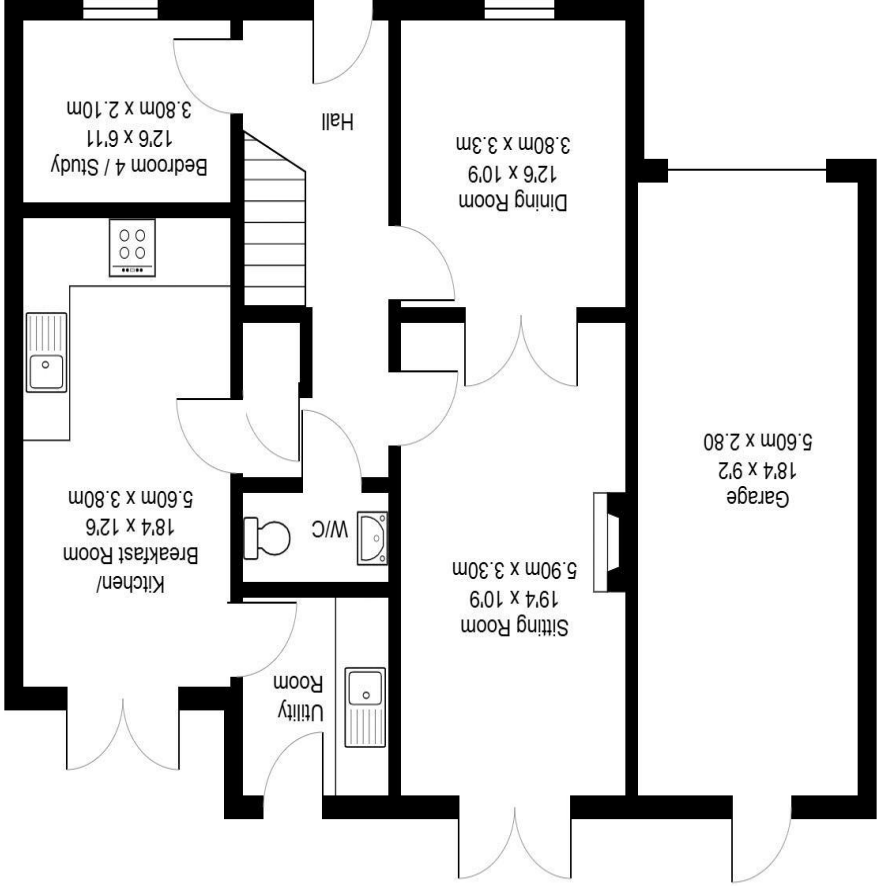
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Floor plan not to scale and for illustration purposes only All measurements approximate

