



28 Hedgerow Lane, Tunbridge Wells, Kent, TN2 3FS

£585,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Immaculate detached family home featuring a luxurious principal bedroom with en-suite, built-in wardrobes and private balcony, plus two further generous bedrooms and a high quality family bathroom * Bright, contemporary living spaces including a spacious sitting room and a partially converted garage creating an ideal home office. * Beautifully landscaped garden with extended patio, artificial lawn and driveway parking for two vehicles * Premium specification throughout with integrated Neff & Bosch appliances, Villeroy & Boch sanitaryware, Amtico flooring, utility room and cloakroom * Exceptional Knights Wood location set within 150 acres of protected woodland, outstanding community feel, excellent schools, leisure facilities and superb commuter links to Tonbridge and London * EPC B / Council Tax Band E £2,861.94 PA ***

A beautifully finished detached family home offering stylish, contemporary living throughout. The light-filled sitting room, Amtico flooring, separate cloakroom and practical utility room create an ideal layout for modern family life. The heart of the home is the stylish kitchen/dining room, complete with quality fitted appliances and ample space for family dining and entertaining. The impressive principal bedroom includes a sleek en-suite, fitted wardrobes and a private balcony. Two further generous bedrooms are served by a high-quality family bathroom. A partially converted garage provides an excellent home office or studio while retaining useful storage. Outside, the property offers driveway parking for two cars and a private, landscaped rear garden with extended patio and low-maintenance artificial lawn. A superb home in a sought-after setting. Early viewing is strongly recommended.

Entrance

The property is accessed via a composite front door with inset frosted glass panel, opening into a welcoming entrance hall.

Entrance Hall

Amtico flooring, a radiator and a door leading to the sitting room, with further access to the kitchen/dining room, cloakroom and stairs rising to the first-floor landing. Built in coats cupboard.

Sitting Room

Amtico flooring, radiator and French doors leading to the rear garden. Double glazed windows to both side and rear,

Kitchen/Dining Room

Double glazed square bay window to side and double glazed window to front. The kitchen is fitted with a one and a half bowl stainless steel sink and drainer with cupboards below, complemented by a comprehensive range of matching base and wall units. Integrated appliances include a dishwasher, fridge freezer and built-in Neff four-ring gas hob with matching electric oven, stainless steel splash back and extractor fan. Amtico flooring and radiator.

Utility Room

Single stainless steel sink and drainer set within worktop with fitted base and wall units. space and plumbing for a washing machine and tumble dryer, along with a radiator and a window to the side. Amtico flooring.

Cloakroom

Comprises a low-level WC, hand wash basin with fitted mirror above, Amtico flooring, radiator and extractor fan.

First Floor Landing

The landing provides access to the loft, bedrooms, the family bathroom and a useful walk-in cupboard housing the gas boiler serving the domestic hot water and central heating system, along with lighting.

Bedroom 1

The principal bedroom benefits from a double-glazed window to the side and French doors opening onto a private balcony. The room includes a radiator, fitted sliding mirrored wardrobes and a door leading to the en-suite shower room





En-suite

Double-glazed window to the side, hand wash basin, low-level WC with concealed cistern, fitted cabinet with mirrored front, heated chrome towel rail and a double shower cubicle with power shower.

Bedroom 2

Built-in sliding mirrored double wardrobe, double-glazed window to the side and a radiator

Bedroom 3

Double-glazed window and a radiator.

Family Bathroom

Paneled bath with mixer taps and shower attachment, low-level WC, hand wash basin and a fitted wall cabinet with mirrored front. Additional features include inset spotlights, extractor fan and a chrome heated towel rail.

Outside

landscaped rear garden with extended patio and low-maintenance artificial lawn. Wall mounted garden lighting, private door to study/home office, side pedestrian access.

Study/Homeoffice

Power and lighting door to garage/store. Inset spot lights.

Garage/Store

Up and over door to front. Power and lighting.

Tenure

Freehold

ESTATE CHARGE - circa £500 per annum

We understand that a charge is made for the upkeep of the development and this charge is approximately £500 PA The details of this should be confirmed by your solicitor prior to entering into a legally binding contract.

Agents Notes

Should your offer be accepted, a charge is made by our client of £49 Plus VAT. This charge will be payable and taken by phone as part of their purchaser compliance call before a memorandum of sale can be issued. A copy of the completed purchaser CDD documentation can be provided upon request, should you require it for your own compliance records.

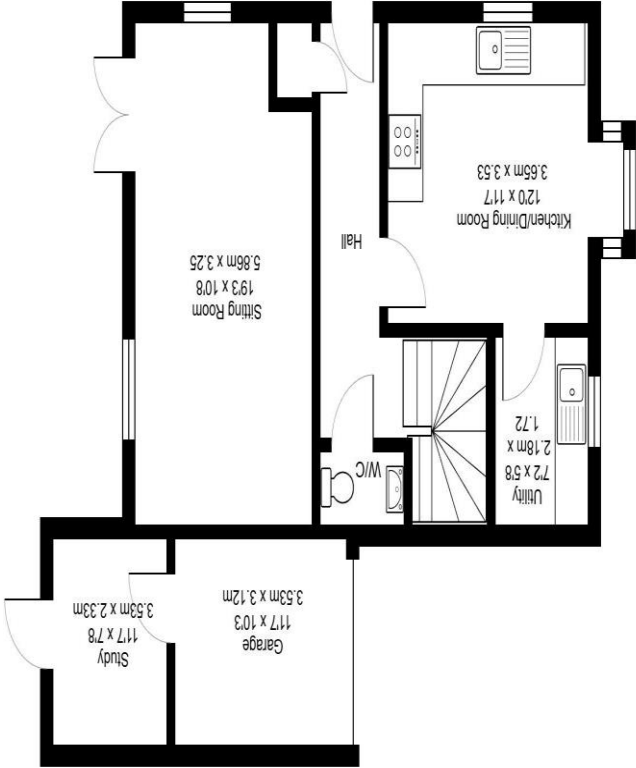
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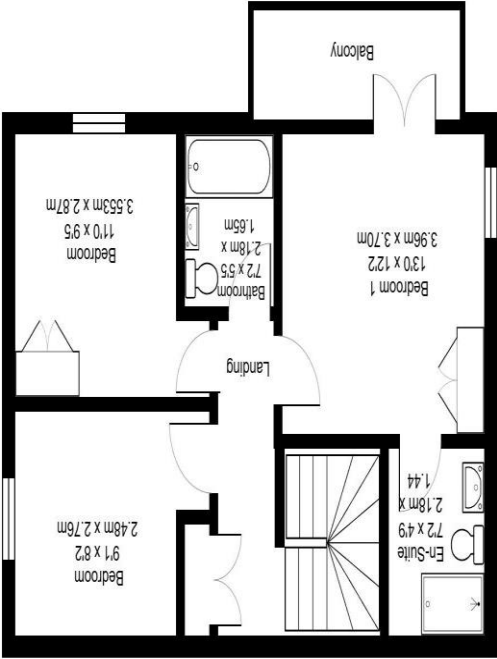
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Score	Energy rating	Current	Potential
92+	A	83 B	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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



Measurements 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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