



22 Quincewood Gardens, Tonbridge, Kent, TN10 3LR

Guide Price £475,000 - £500,000

**Waghorn
&
Company**

Independent Estate Agents

*** Four Bedroom Semi Detached Family Home * Open Plan Kitchen/Dining Area * Popular Residential Area * Summer House/Home Office * Loft Conversion * EPC Rating D / Council Tax Band D - £2,249.48 P.A ***

Waghorn and Company are delighted to offer to the market this extended four bedroom semi detached family home situated in a popular residential area in North Tonbridge which is located conveniently for local Schools, amenities and bus routes. This family home has the added benefits of an open plan kitchen/dining area, loft conversion with separate shower room and summer house/home office. An early viewing is highly recommended.

Entrance

Access is via a stone path leading to front entrance door.

Entrance Hallway

Laminate flooring and radiator. Doors leading to sitting room and kitchen/dining room. Stairs to first floor landing.

Sitting Room

Double glazed window to front, inset electric fire, laminate flooring and radiator.

Kitchen/Dining Room

Double glazed window to rear and part glazed door leading to side, one and a half bowl stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, gas hob with extractor fan over and an electric double oven under, integrated fridge freezer, integrated dishwasher. Into the dining area there are a further range of matching cupboards and radiator. Double glazed patio doors leading to rear garden.

Outside Lobby

Double glazed door to front and rear & doors to shed and utility room.

Brick Built Store

Shelving

Utility Room

Double glazed window to front, one and half bowl sink and drainer with a range of cupboards under, space and plumbing for washing machine and tumble dryer and power and lighting.

Rear Garden

To the rear of the property is a decked patio area with the remainder of the garden being mainly laid to lawn with flowered borders housing an array of established shrubs, plants, bushes and trees.

First floor Landing

Doors leading to bedrooms, family bathroom. Stairs to second floor landing.

Bedroom 1

Double glazed window to front and radiator.

Bedroom 2

Double Glazed window to rear, storage cupboard and radiator.





Bedroom 3

Double glazed window to front and radiator.

Family Bathroom

Double glazed frosted window to rear, low level w/c, pedestal wash hand basin, corner bath with hand held shower attachment and chrome heated towel rail.

Second Floor

Door to shower room and bedroom 4/ loft room.

Shower Room

Double glazed frosted window to rear, enclosed shower cubicle, low level w/c and hand wash basin.

Bedroom 4/loft room

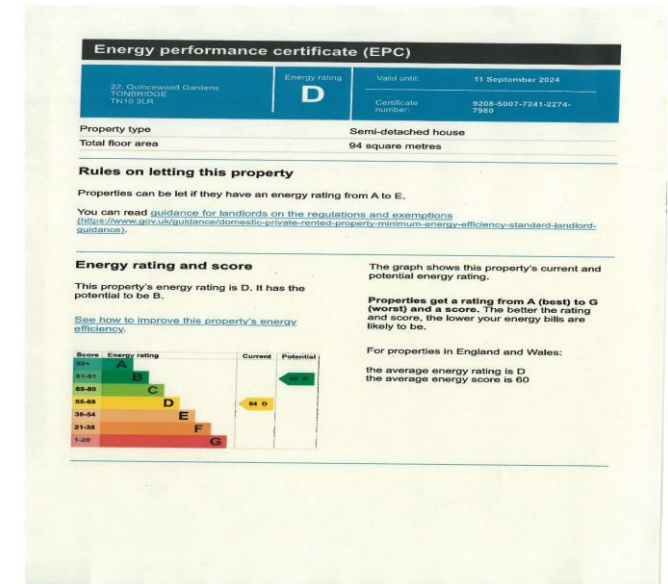
Double glazed window to rear and velux window to front, and eaves storage.

Summer House/Home Office

Power and Lighting.

Tenure

Freehold



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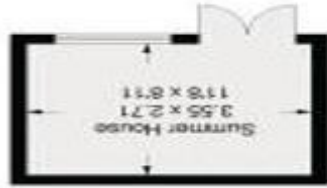
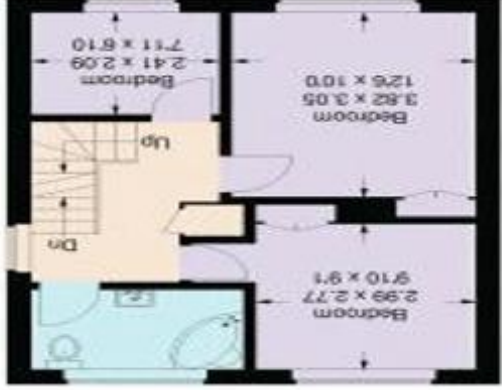
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Approximate Gross Internal Area = 125.7 sq m / 1358 sq ft
 Outbuilding = 9.6 sq m / 103 sq ft
 Total = 135.3 sq m / 1461 sq ft



Outbuilding
 (Not Shown in Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2014 (01254170)

— Reduced bedroom below 1.5 m / 5'0"

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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Details No. 1 TW/JW