



4 Darwin Drive, Tonbridge, Kent, TN10 4SB

£430,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bedroom Semi-Detached Family Home With Study * Bathroom & Shower Room *
Popular Residential Area * Driveway & Rear Garden * No Forward Chain * EPC Rating D
*Council Tax Band D - £2,249.48 P.A. ***

Waghorn & Company are delighted to offer to the market this 3 bedroom semi-detached family home located a popular residential area, within easy reach of the favoured local Schools, bus routes & shops. The property offers extended accommodation with scope for further development STPP and the added benefits of a driveway, Westerly facing rear garden and no onward chain.

Front Garden

The front garden has an area of lawn with flowered borders housing an array of established bushes, brick paved driveway and side pedestrian access.

Entrance

Access is via a canopied entrance with door to entrance porch.

Entrance Porch

Double glazed window to side and doors to entrance hall & study.

Study 8' 2" x 5' 10" (2.49m x 1.78m)

Double glazed window to front, 2 wall light points, door to shower room and wall mounted electric heater.

Shower Room 4' 6" x 7' 9" (1.37m x 2.36m)

Double shower cubicle with electric shower over, ceramic wall tiling, low level w/c, pedestal hand wash basin, extractor fan and wall mounted electric heater.

Entrance Hall

Double glazed window to front, stairs to first floor landing and sliding door to sitting room with matching floor length side window.

Sitting Room 11' 11" x 17' 2" (3.63m x 5.23m)

Double glazed window to rear, share light window to side, part glazed door to rear, feature fireplace and door to kitchen.

Kitchen 12' 3" x 8' 0" (3.73m x 2.44m)

Double glazed window to rear, one and a half bowl sink and drainer with cupboard under and a further range of matching base and wall units, space for free standing cooker and fridge freezer, space and plumbing for washing machine, ceramic wall tiling and door to rear garden.

First Floor Landing

Doors to bedrooms and family bathroom, access to loft, built in linen cupboard and airing cupboard.

Bedroom One 8' 10" x 14' 4" (2.69m x 4.37m)

Double glazed window to front.

Bedroom Two 8' 3" x 11' 4" (2.51m x 3.45m)

Double glazed window to front.





Bedroom Three 13' 8" x 7' 8" (4.16m x 2.34m)

Double glazed window to rear.

Bathroom 6' 4" x 7' 8" (1.93m x 2.34m)

Double glazed frosted window to rear, panelled bath with mixer taps and hand shower piece, low level w/c, hand wash basin set within vanity unit with fitted wall mirror, ceramic wall tiling and heated towel rail.

Rear Garden

To the rear of the property is a block paved patio area with the remainder of the garden being mainly laid to lawn with flowered borders housing an array of established shrubs, plants, trees & bushes, timber shed, side pedestrian access and door to brick built storeroom.

Store Room 8' 2" x 5' 6" (2.49m x 1.68m)

Fitted work benches, power and lighting.

Tenure

Freehold



Energy performance certificate (EPC)

4 Darwin Drive Tonbridge TN10 4BB	Energy rating D	Valid until: 19 September 2034
Property type Semi-detached house		Certificate number: 0013-1206-9204-6611-1704
Total floor area 92 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	84 B
39-54	E		
21-38	F		
1-20	G		

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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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Total Area: 92.6 m² ... 997 ft²
All measurements are approximate and for display purposes only.

