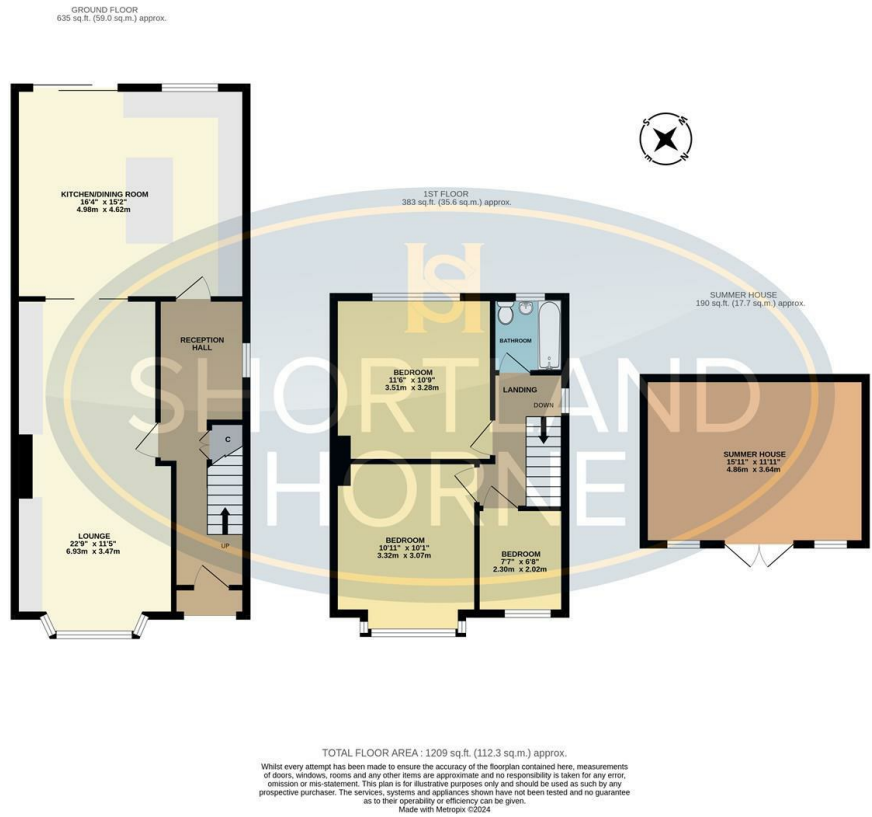
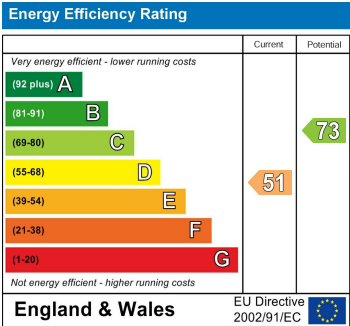


Floor Plan



EPC



DISCLAIMER
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing
Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering
We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances
We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals
If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



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call: 02476 442 288
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Tonbridge Road
Whitley CV3 4AW



£290,000

Bedrooms 3
Bathrooms 1

The property welcomes you with a spacious entrance hallway, complete with a study area that's perfect for remote working or as a quiet reading space. The lounge/dining room is a standout feature, boasting a bay window that allows natural light to pour in, creating a warm and inviting atmosphere ideal for family life and entertaining.

The extended and refitted kitchen/breakfast room is a true showpiece. Flooded with natural light, it features large sliding patio doors that seamlessly connect the indoors to the rear garden, making it perfect for summer gatherings or enjoying the view year-round. At the centre of the kitchen is a stylish central island, complete with a built-in hob and extractor, offering both functionality and a sleek, modern aesthetic. A full suite of integrated appliances and ample workspace ensures this kitchen is as practical as it is beautiful.

Upstairs, the property offers three well-sized bedrooms, ideal for family living. The modern family bathroom is fitted with a contemporary three-piece suite, including a bathtub with an overhead

An exceptional opportunity to acquire a beautifully presented and deceptively spacious semi-detached family home, situated in the desirable and tranquil area of Whitley. Conveniently located close to JLR, the A45, and local amenities, this property offers a perfect blend of modern living and practicality. An internal inspection is highly recommended to fully appreciate the quality and accommodation this home has to offer.



GROUND FLOOR		Bedroom 2	11'6 x 10'9
Reception Hall		Bedroom 3	7'7 x 6'8
Lounge	22'9 x 11'5	Bathroom	
Kitchen/Dining Room	16'4 x 15'2	OUTSIDE	
FIRST FLOOR		Rear Garden	
Landing		Driveway	
Bedroom 1	10'11 x 10'1	Summer House	15'11 x 11'11