



24 Cedar Crescent, Tonbridge, Kent, TN10 3QR

Guide Price £550,000 - £560,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Generous corner plot position in a popular North Tonbridge location, overlooking a charming green and ideally placed for well-regarded schools, amenities and transport links** *** Extensively renovated to an exceptional standard, including full electrical re-wire, new radiators, contemporary oak doors, new flooring throughout and the addition of a stylish wet room** *** Bright and well-proportioned accommodation featuring a contemporary sitting room with log burner and a high-spec open plan Leicht kitchen/diner with Bora cooktop, Siemens appliances, Quooker tap and sliding doors to the garden** *** Three bedrooms and a modern family bathroom, with a principal bedroom benefitting from bespoke fitted Kent wardrobes and newly fitted carpets** *** Landscaped side and rear gardens with porcelain terrace and composite decking, driveway providing off-street parking and a useful integral storage area** *** EPC C / Council Tax Band D £2,375 per year ***

Guide Price £550,000 - £560,000 This beautifully presented three bedroom semi-detached home occupies a generous corner plot in a popular residential area of North Tonbridge, ideally positioned for access to well-regarded local schools, amenities and transport links. Situated on the corner of Quincewood Gardens, the property enjoys a pleasant outlook overlooking a charming green. The current owners have carried out an extensive renovation to an exceptional standard, combining contemporary style with high-quality finishes throughout. Key improvements include a full electrical re-wire, new radiators, stylish contemporary oak doors, the addition of a wet room, and new flooring throughout, creating a beautifully cohesive and modern home. The accommodation is bright, stylish and well-proportioned, offering excellent versatility for everyday family life. Outside, the landscaped side and rear gardens enhance the outdoor space, providing attractive, low-maintenance areas for relaxing, play and entertaining. A driveway provides valuable off-street parking. Early viewing is strongly recommended to fully appreciate the quality of accommodation, presentation and superb location that this exceptional property has to offer.

Entrance

Enclosed entrance porch leading to a glazed front door with matching side panels opening into the hallway.

Entrance Hall

Stairs rising to the first floor, useful understairs storage cupboard and Amtico luxury vinyl tile flooring.

Sitting Room

Contemporary sitting room with front aspect, continuation of Amtico flooring, feature log burner with oak lintel and black granite surround.

Kitchen

Fitted with an impressive range of matte carbon grey Leicht units, including wall cabinets and base units with soft-close drawers. Bora cooktop with integrated extractor, integrated Siemens appliances to include oven, microwave oven and slimline dishwasher, Quooker boiling water tap, quartz worktops and splashback. Window to rear overlooking the garden and sliding doors opening directly onto the garden. Door to utility room.

Utility room

Space and plumbing for washing machine and tumble dryer, window to rear, plumbing for a sink, door to garden, door to storage area and access to the newly built wet room.

Wet Room

Floor-to-ceiling grey stone tiles, Warmup underfloor heating system, Lusso Stone white stone resin sink, Pebble Grey vanity mirror and cupboard, hidden storage area housing the conventional boiler and heated towel rail.





Storage

A partially converted garage, providing additional versatile living accommodation while retaining a useful integral storage area to the front.

First Floor Landing

Airing cupboard housing the hot water tank and shelving. Access to loft via hatch with drop-down ladder and light.

Bedroom 1

The main bedroom is to the front with built-in navy blue Kent wardrobes and fitted drawers, complemented by newly fitted carpets.

Bedroom 2

Built in wardrobe, rear aspect and fitted carpets.

Bedroom 3

Front aspect and fitted carpets, currently utilised as a study

Family Bathroom

Modern bathroom featuring a ceramic tiled floor, half-height metro tiled walls, stone window sill and shelf. White suite comprising a bath with concealed plumbing, rainfall and hand-held shower, floating WC, white oval wash basin set on a navy wooden storage unit and heated towel rail.

Outside

Front Garden

Low brick retaining wall and hedge boundary, block paved driveway leading to the storage area, area of lawn with shrub borders and an additional gravelled side garden providing discreet bin storage.

Rear Garden

The re-landscaped rear garden is mainly laid to lawn with new fencing and a porcelain terrace, together with a further seating area finished in Millboard composite decking, outside lighting and two external taps.

Tenure

Freehold

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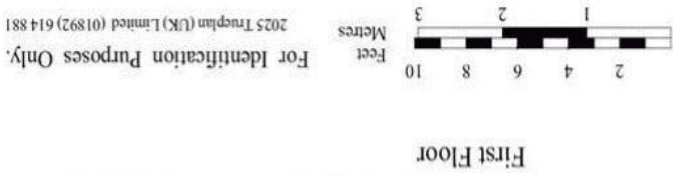
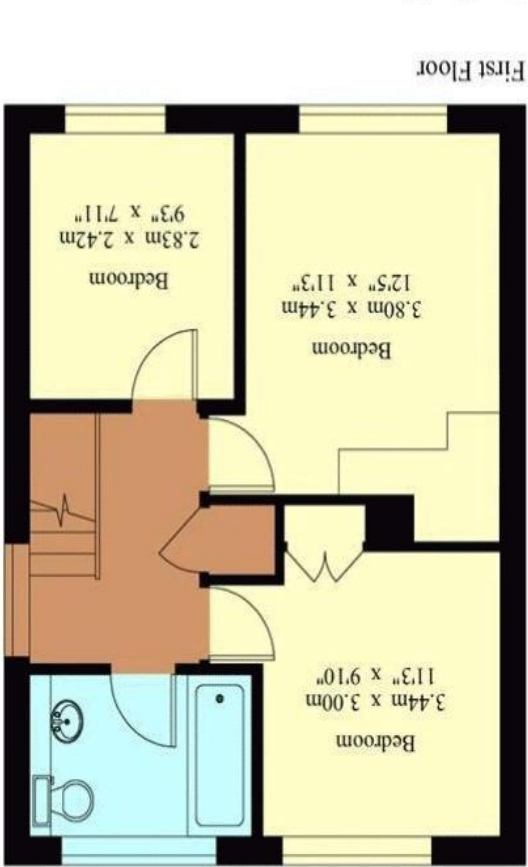
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24 Cedar Crescent

Gross Internal Area : 110.2 sq.m (1186 sq.ft.)
(Including Garage)



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

Details No. 1 TW/JW

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